

2010-2015 Consolidated Plan Wake County



**Prepared By
Wake County Human Services
Housing and Community Revitalization
Division**

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EXECUTIVE SUMMARY

- The **2010-2015 Consolidated Plan** is a five-year plan to address the low-income housing and community development needs in Wake County, North Carolina. It includes a housing and homeless needs market analysis, a strategic plan and a one-year Action Plan.
- The **2010 Action Plan** is a one-year plan outlining program revenue and expenditures from July 1, 2010 through June 30, 2011. It is the first part in the implementation of the five-year **Consolidated Plan**.
- Both the **Consolidated Plan** and **the Action Plan** are required in order for Wake County to receive these grants from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG), Home Investment Partnerships Act (HOME), Housing Opportunities for Persons With AIDS (HOPWA) and Emergency Shelter Grant (ESG).
- The citizen participation process was a significant component in the compilation of the **2010-2015 Consolidated Plan**. Twenty-seven meetings were held, in the form of town community meetings, public hearings, consultations with housing and service providers, and advocacy groups. The comments heard in these meetings determined the Priority populations who will be served, and the programs that will be followed over the next five years, 2010 -2015.

Housing Market Analysis and Strategic Plan Summary

This section summarizes information contained in the housing market analysis and strategic plan sections of *the 2010-2015 Consolidated Plan*.

- The following population groups will be given top priority for funding over the next five years. These groups were chosen because they have the greatest housing need:
 - ❑ Renters earning at or below 40% Area Median Income (AMI) per year
 - ❑ Homeless individuals and families
 - ❑ Non-homeless individuals and families with special needs
- Housing demand facts:
 - ❑ There is a need for approximately 23,300 both market rate and subsidized affordable housing units in Wake County.
 - ❑ There are currently 2,277 substandard housing units in Wake County, meaning these units are without heat or plumbing or the occupants are living in overcrowded conditions (or a combination of all three problems).
 - ❑ There are 1,126 homeless persons in Wake County on any given night; approximately 281 of these are family members.
 - ❑ An additional 1,665 units of affordable rental housing for elderly persons are needed by 2015.
- All housing related activities are for privately owned housing, for families with very low incomes or those who cannot work because of a disability. All families must pay rent for the units.
- To the greatest extent possible, funds are distributed throughout Wake County.
- Over the next five years, projects funded with the CDBG grant will help a total of 4,762 families through these programs:
 - ❑ Housing Rehabilitation Loan Program: will make loans to 100 homeowners to repair substandard housing and emergency repairs.
 - ❑ Public Facilities and Infrastructure: will improve conditions for 4,662 families in low-income neighborhoods when other funding resources are not available. All Public Facilities improvements are done in partnership with the municipalities in which they are located. A list of public facilities projects is on p. 47-48.
- Over the next five years, projects funded with the HOME grant will help 170 families by providing funding affordable housing developments throughout Wake County.
- Over the next five years, projects funded with Capital Improvement Plan (CIP) funds will help 295 families through these programs:
 - ❑ Adding new affordable units: provide financing for 95 new affordable housing units for families earning at or below 40% AMI per year.
 - ❑ Rental assistance: provide 200 rental assistance vouchers for homeless and mentally ill households.

This section summarizes the specific actions Wake County will take from July 1, 2010 – June 30, 2011 to address priorities listed in the **2010-2015 Consolidated Plan**.

- Wake County will allocate a total of \$4,914,895 to projects during FY 2010-11 from the following sources:

SOURCES	AMOUNTS
CDBG	\$ 1,577,712
CDBG Projected FY10-11 Program Income	\$ 322,000
CDBG Public Facility Match	\$ 153,503
CDBG Excess Program Income from FY09-10	\$ 60,000
HOME	\$ 745,467
HOME Projected FY10-11 Program Income	\$ 210,000
HOME Excess Program Income from FY09-10	\$ 19,500
HOPWA	\$ 721,566
ESG	\$ 107,655
ESG Match	\$ 107,655
County Funds	\$ 650,000
County Projected FY10-11 Program Income	\$ 170,000
County Excess Program Income from FY09-10	\$ 69,837
Total	\$ 4,914,895

- The following projects proposed for the CDBG grant will help **2,762 families or individuals**:
 - \$382,000 to help seven to 12 homeowners repair sub-standard housing and assist 10 homeowners with emergency repairs.
 - \$340,267 will serve 100 families through funding road widening, a sidewalk, curb and gutter on First Street in Apex. The town of Apex will provide a \$85,067 cash match for the project.
 - \$55,000 to assist the East Wake Education Foundation in the purchase of its building. The building will serve 1,500 families. The East Wake Education Foundation will provide a \$130,000 cash match for the project.
 - \$130,506 for improvements to the Children's Playground at the Zebulon Community Park. The Children's Playground will serve 100 families. Zebulon will provide a \$68,436 cash match for the project. \$143,240 will come from savings in prior year public facilities projects.
 - \$550,000 to assist with construction of a new building for the Zebulon Boys and Girls Club. The new building will serve 1,000 children.
 - \$100,000 will fund a homeless employment program that will assist 40 homeless people from the South Wilmington Street Center and Cornerstone Day Services Center in becoming employed.

- The following projects proposed for the HOME grant will help approximately **34 families**:
 - ❑ \$863,178 for the development of affordable housing for 34 families earning at or below 40% AMI. A Request for Proposals (RFP) for the funds will be released in fall 2010.

- The following projects proposed for CIP funds will help **89 families**:
 - ❑ \$481,253 in CIP funds will be used for the development of affordable housing for 19 families earning at or below 40% AMI. An RFP for the funds will be released in fall 2010.
 - ❑ \$192,000 in CIP funds will be used for rental assistance for up to 25 homeless persons with a mental illness.
 - ❑ \$59,174 in CIP funds will be used for the salary of the Support Circles Coordinator position, housed at Catholic Charities. This position coordinates the Support Circles program of the ***Raleigh/Wake County 10-Year Plan to End Homelessness*** which assists 30 families.
 - ❑ \$157,410 for 15 rental assistance vouchers for frequent users of Dorothea Dix Hospital.

- The following projects proposed for the HOPWA grant will help **301 families**:
 - ❑ \$56,457 for C-BLAC, Inc. to house up to nine low-income people with HIV/AIDS and provide up to 50 people with adult daycare personal services.
 - ❑ \$176,609 for the Alliance of AIDS Services-Carolina for five tenant-based rental assistance vouchers, 107 households who need short-term rent, mortgage or utility assistance, a housing case manager to provide services to 30 households and operating costs for a shared supportive housing residence for persons with HIV/AIDS. All services are for low-income people with HIV/AIDS.
 - ❑ \$411,053 for Wake County to provide 50 tenant-based rental assistance vouchers for low-income people with HIV/AIDS. Wake County's case managers at Under One Roof will provide case management. \$50,000 will fund expanded housing and case management services for up to 30 households in Franklin and Johnston counties.
 - ❑ \$55,800 to provide 20 tenant-based rental assistance vouchers for low-income people with HIV/AIDS in Johnston County. Alliance of AIDS Services-Carolina will provide case management.

- The following projects proposed for ESG funds will help **2,000 homeless individuals**:
 - ❑ \$62,812 for supplies at the South Wilmington Street Center men's shelter.
 - ❑ \$152,498 for a meals and kitchen management contract for the South Wilmington Street Center.

HOUSING NEEDS ASSESSMENT AND MARKET ANALYSIS

The **2010-2015 Consolidated Plan** addresses the low-income housing and community development needs in Wake County. It includes a housing and homeless needs assessment and market analysis, a strategic plan and a one-year **Action Plan**. Both plans are required in order for Wake County to receive four grants from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG), Home Investment Partnerships Act Grant (HOME), Housing Opportunities for Persons With AIDS Grant (HOPWA), and Emergency Shelter Grant (ESG). The Housing and Community Revitalization Division administers the CDBG and HOME grants, while the Housing Services Division of Human Services administers the HOPWA and ESG grants.

General Characteristics of Wake County's Housing Market

Population and Households

Wake County's estimated population in 2008, excluding the populations within the corporate limits of Cary, Raleigh and Holly Springs was 323,443 (U.S. Census Bureau). This is a 30% growth from 2000, when the population was 248,025. There are 353,236 households in Wake County, according to the 2008 American Community Survey.

Median Income

Wake County's median income for a family of four is \$76,900; this is a 6% increase over the 2005 median income of \$72,447. These statistics are for all of Wake County including Raleigh, Cary and Holly Springs.

Median Incomes in Wake County

Year	Median Income	Percentage Change
2005	\$72,447	
2009	\$76,900	6%

Source: 2008 American Community Survey

Unemployment

The unemployment rate in Wake County is approximately 8.4% compared to 11.2% statewide and 9.7% nationwide.

Low-Income Households

Currently, 152,494 households (48% of the total) in Wake County are considered low income. (U.S. Census, 2007). This means that they are earning at or below 80% area median income, or \$61,500 for a family of four (this includes Raleigh, Cary and Holly Springs).

A total of 79,709 households (9.2% of the total) Wake County population earn below the poverty level which is \$22,050 for a family of four. There are 10,440 publicly and privately subsidized housing units in Wake County; 8,473 of these are in Raleigh, Cary and Holly Springs.

According to the 2005-2007 American Community Survey, 2,277 housing units in Wake County are considered substandard, meaning that they are without heat, without plumbing or are overcrowded. The need for affordable housing for extremely low-income households is clear.

Rehabilitation programs are a way to preserve affordable housing for extremely low-income homeowners.

Cost Burdened Households

The HUD defines housing as affordable if the monthly housing payments (rent/mortgage + utilities) are 30% or less than a household's gross monthly income (\$769 for a family of four earning \$30,760 per year at 40% Area Median Income). If a lower income household pays more than 30% of its gross income for rent or mortgage and utilities, it is considered cost burdened. If a lower income household pays more than 50% (\$1,282 for a family of four earning \$30,760 per year at 40% Area Median Income) of its gross income, then it is considered severely cost burdened. According to the 2008 American Community Survey, in 2008 approximately 50,997 households (or 14%) lower income households in Wake County were cost burdened.

Housing Trends

Wake County's economy has slowed with the recent economic downturn, as demonstrated by the slowing of housing construction and the smaller increase in home sales prices. There were that 1,213 permits issued for new housing in 2009 – a 76% decrease from 2005 when 5,090 permits were issued. From 2000 to 2005, permits increased by 31%.

According to the Wake County Revenue Department, the median home sales price in Wake County was \$197,123 in 2005. In 2009, it was \$203,000, an increase of 3%. A moderate-income family of four earning \$61,520 can afford a home costing around \$162,000. This means that persons earning less than 80% of AMI may have a difficult time becoming homeowners, especially in the northern, southern and western parts of Wake County. In 2005, of the 19,472 total home sales, 7,978 or 41% were considered affordable at prices below \$175,000. In 2009, out of 11,734 total sales, 4,388 or 37% were considered affordable. The trend continues to keep low-wage and service workers from being homeowners in Wake County. See the following two tables for more information.

New Residential Permits 2009

Town	Total
Apex	83
Fuquay-Varina	233
Garner	53
Wake Forest	226
Wake County	223
Morrisville	197
Knightdale	135
Rolesville	25
Wendell	30
Zebulon	8
Total	1,213

Source: Wake County Revenue Department

All Home Sales by Price

Price	Number of Sales	
	2005	2009
\$0-75,000	297	122
75-100,000	835	306
100-150,000	4,414	2,341
150-200,000	4,434	3,022
200-250,000	2,699	1,907
250,000+	6,793	4,036
Total All Sales	19,472	11,734

Source: Wake County Revenue Department

Affordable Home Sales by Price

Price	Number of Sales	
	2005	2009
\$0-75,000	297	122
75-100,000	835	306
100-125,000	1,817	866
125-150,000	2,597	1,475
150-175,000	2,432	1,619
Affordable Sales	7,978	4,388

Source: Wake County Revenue Department

Median Sales Price by Town

Wendell, Zebulon and Knightdale have the lowest median sales price in Wake County. Wake Forest, Rolesville and unincorporated areas of the county have the highest median sales prices. However, the trend in sales prices continues upward throughout Wake County.

Rental Trends

In Wake County, approximately 89,727 housing units are rented at market rates. There are 10,440 subsidized rental housing units. Of these, 343 are Wake County public housing units, 1,710 are Raleigh public housing units, 206 are Wake County Section 8 vouchers and 3,540 are

Raleigh Section 8 vouchers. There are also 6,135 units funded with Low-Income Housing Tax Credits. The units funded with Tax Credits serve persons earning 60% or less than area median income.

Median Sales Price by Town

Town	Median Sales Price	
	2005	2009
Apex	\$214,000	\$220,000
Fuquay-Varina	\$179,000	\$192,000
Garner	\$174,000	\$152,500
Knightdale	\$155,500	\$175,000
Morrisville	\$223,000	\$198,500
Rolesville	\$229,250	\$238,500
Wake Forest	\$257,000	\$249,250
Wendell	\$123,000	\$148,000
Zebulon	\$100,000	\$161,000
Unincorporated Areas	\$245,000	\$234,000

Source: Wake County Revenue Department

Apartment rents have increased over the past five years in the same way that home prices have increased. This puts a greater burden for housing costs on the lowest wage earners and on those

Rental Cost Trends

Year	1998	2002
1-bedroom	\$673	\$704
2-bedroom	\$794	\$842
3-bedroom	\$1,010	\$1,034

Source: Karnes Research Company and Triangle Apartment Association

who are elderly and disabled and most likely on fixed incomes. Vacancy rates currently stand around 8% region wide and in Wake County. This is partly due to fewer people moving to the area for employment, as the most recent economic downturn has cost Wake County and the region – including Research Triangle Park – many jobs.

Rents have decreased somewhat benefitting low-wage earners and individuals on fixed incomes. (See “Rental Cost Trends” chart).

Home Ownership Housing Gap

According to the 2007 Wake County Housing Analysis, the homeownership affordability gap is defined as the difference between what a family can pay and what the market indicates the family must pay on a monthly basis.

The 50-80% of AMI group is used for the calculation because persons earning 80% of area median income (or \$61,520 for a family of four) can afford housing payments of \$978 per month (this includes mortgage, taxes and insurance). The total affordable mortgage for a household at this income level would be around \$162,000. The market is assumed to meet the needs of persons earning 80% or more than median income.

Households earning less than 50% of median income (\$38,450 for a family of four) will be unable to afford a mortgage on all but a few homes in Wake County. A household at this income level can afford a mortgage of approximately \$61,000.

Rental Housing Gap

Families earning 50% AMI (\$38,450) can afford to pay \$961 or less per month for all housing costs. Families at 40% AMI (\$30,760) can afford to pay \$769. However, the average rent for a two-bedroom apartment in Wake County is \$842. Thus, these families may struggle to find decent affordable housing, and as the income gets lower, the gap between what a family can afford to pay and the market rent gets larger. A person earning minimum wage in Wake County can afford maximum monthly rent and utilities of \$377. A person who is disabled and receives Supplemental Security Income (SSI) can afford rent and utilities of no more than \$202.

According to analysis of U.S. Census income data, 31,664 families earn incomes making it likely they will struggle with current market rate rents. In Wake County, there are 10,440 subsidized units. Thus there is a rental gap of 21,224 affordable units.

Special Needs Populations

This section discusses the needs of non-homeless individuals and families who have special needs. All statistics are for all of Wake County including Raleigh, Cary and Holly Springs. According to the American Community Survey, 66,340 persons have some type of disability – physical, mental or sensory. Of these, 8,560 or 13% are living below the federal poverty level (\$10,830 for a single person; \$22,050 for a family of four). Of all persons aged 18–64 with a disability, 44% are employed.

▪ ***Elderly***

According to the 2008 American Community Survey, 67,774 persons in Wake County are considered elderly (65 years and older). The North Carolina State Demographer projects that:

- The population of 55 and older will rise from 188,758 in 2010 to 257,383 in 2015
- The population of 65 and older will rise from 84,427 in 2010 to 120,708 in 2015.

Frail elderly are defined as persons with limitations in three or more personal care and home management activities such as bathing, dressing and housekeeping. According to the 2008 American Community Survey, among ages 65 and over, there are 11,744 frail elderly in Wake County or 17% of the county's overall elderly population.

Of the 67,774 persons 65 and older, 5,472 earn below the federal poverty level (\$10,830 for a single person), and a subset of these is frail elderly (American Community Survey, 2008). There are approximately 1,253 subsidized rental units for the elderly in Wake County and 1,321 non-subsidized units that are affordable (Wake County Aging Services Plan Update 2010-2013). Based on the projected growth in the elderly population, an estimated additional 1,665 units are needed by 2015. This means an average of 333 units/year need to be added to the housing stock every year until 2015. Repairs are needed on 3,286 elderly-occupied homes (owner-occupied and rental).

▪ ***Large Families***

A large family is defined as a family with five or more members. The 2008 American Community Survey states that there are approximately 1,058 large families in Wake County.

▪ ***Mental Illness***

Wake County Human Services or organizations that are under contract with Wake County to provide services to an estimated 4,218 adults in Wake County with a diagnosed mental illness. Most require affordable, supportive housing (defined as housing with services). Persons with a severe and persistent mental illness can often function outside of an institutional setting with housing that includes services such as medication management, life skills training, employment assistance and case management. According to the Wake County Continuum of Care Housing Inventory Chart 2009, there are currently 770 units of supportive housing for persons with a mental illness in Wake County. The housing gap is 3,448 units.

- ***Substance Abuse***

Wake County Human Services and contracting agencies serve a total of 1800 low-income adults with a substance abuse disorder. An additional 384 low-income children with a substance abuse and mental disorder are served. Currently, 236 beds are available for persons with substance abuse disorders in Wake County. Providers are Wake County Human Services, Southlight and the Healing Place of Wake County. The current gap for persons with substance abuse disorders is 1,564 units.

- ***Developmental Disabilities***

There are approximately 16,500 persons in Wake County with developmental disabilities. In 2009, approximately 2,700 children and adults received short- or long-term services through Wake County Human Services and its contractors. Currently, 1,200 people are waiting for services.

In terms of housing, 421 beds and independent living apartments in Wake County serve persons with developmental disabilities. Of these, 144 are Intermediate Care Facilities (ICF-MR) group homes. There are 60 persons waiting for placement in an ICF-MR group home. There are 277 other beds in Wake County in group homes, boarding homes, and independent living apartments for persons with developmental disabilities. Wake County Human Services receives funds from the N.C. Developmental Disabilities Section each year to help persons with disabilities live as independently as possible. These funds can be used for security deposits, rent, furniture, food, utilities, etc. Wake County received approximately \$70,000 in 2009. The gap in units for this population is 60 persons waiting for placement in an ICF-MR group home.

Supportive services needs for this population include: case management, independent living skills training, transportation, and access to health care and mental health treatment. Service providers in Wake County are: Autism Services, Community Alternatives, Inc., Community Innovations, Tammy Lynn Center for Developmental Disabilities, Lutheran Family Service, Residential Support Services, United Cerebral Palsy, Hilltop Home, Universal MH/DD/SA, Advanced Health Resources and Coordinated Services.

- ***Physical Disabilities***

According to the 2008 American Community Survey, approximately 59,393 persons over the age of 18 in Wake County have a physical disability. Of these, 8,560 persons are below poverty level (\$22,050 for a family of four), and 5,413 people ages 18 - 64 have a physical disability and are below poverty level. There are approximately 600 accessible, affordable housing units in Wake County. The housing gap for this population is 8,152 units.

- ***HIV/AIDS***

According to the N.C. 2007 HIV/STD Surveillance Report, 2,306 persons are living with HIV and AIDS in Wake County (1,216 with HIV and 1,090 with AIDS).

Wake County also manages the HOPWA allocation for the Raleigh-Cary, NC MSA (covering Franklin, Johnston, and Wake Counties). According to the 2007 North Carolina HIV/AIDS Surveillance report by the N.C. HIV/STD Prevention & Care Branch, there are 2,657 people in Wake, Franklin and Johnson counties who are living with HIV/AIDS.

There are 14 HOPWA vouchers with supportive services and one five-bed group home in Wake County for persons living with HIV/AIDS. An estimated 37% of persons with HIV/AIDS (or 983 persons) are in need of housing at any given time (Wake County Human Services). This is an approximate gap of 964 units.

Public Housing

The Housing Authority of the County of Wake (HACW) is responsible for all public housing units and Section 8 vouchers for the county, outside the municipal limits of Raleigh. Currently, 343 public housing units and a total of 311 vouchers are available. Of these, 206 are Section 8 vouchers, and 105 are VASH vouchers for veterans. The public housing units and the Section 8 vouchers both have waiting lists.

A consultation with the HACW was held on March 8, 2010. Wake County Housing and Community Revitalization (HCR) Division and the HACW partner whenever the opportunity arises. The Wake County Deputy Manager regularly attends meetings of the Housing Authority of the County of Wake Board to stay apprised of any developments.

During the consultation, the Housing Authority Executive Director stated that they are in the process of writing a five-year-plan. They will create new Residents' Councils and add on-site management to their larger public housing complexes. A travelling manager will visit the smaller sites periodically. They are also building a website to facilitate public access to the HACW.

The Executive Director expressed the need for more funding for resident programs. The Housing Authority is building partnerships to effectively bring needed services to residents so they may become self-sufficient.

The Raleigh Housing Authority is responsible for all public housing units and Section 8 vouchers within the municipal limits of the City of Raleigh. Currently, 1,710 units and 3,540 vouchers are available with waiting lists for both.

A consultation with the Raleigh Housing Authority was held on February 25, 2010. Wake County HCR also partners with the Raleigh Housing Authority whenever possibly.

During the meeting, Raleigh Housing Authority staff expressed the need for more resources to accommodate its waiting lists.

Substandard Housing

Part of the mission of the Wake County HCR program is to preserve the existing affordable housing stock as a way to meet the housing needs of low- and moderate-income households throughout the county. One way to do this is to rehabilitate substandard housing for low- and moderate-income owners. Substandard housing is defined as housing lacking adequate plumbing and heat. The following analysis will help determine the number of units requiring rehabilitation over the next five years.

Substandard Housing by Municipality

Wake County Municipalities	Units without Heating	Units without Plumbing
Apex	13	6
Fuquay-Varina	74	1
Garner	51	2
Knightdale	19	8
Morrisville	22	3
Rolesville	3	0
Wake Forest	64	8
Wendell	44	2
Zebulon	91	1
Unincorporated Areas	1272	142
Total	1653	173

Source: Wake County Department of Revenue, 2010

Overcrowded housing is also considered substandard. Overcrowded is defined as having more than one person per room, excluding bathrooms and kitchens. According to the 2005-2007 American Community Survey, there are 5,158 overcrowded units in Wake County.

Race and Ethnicity Trends

The racial and ethnic make-up of Wake County has changed significantly over the past decade. When comparing changes to all race and ethnicity categories between 2000 and 2008, the smallest was in the White population with a 27% increase. The African American population increased 40% during the same timeframe, while the Asian population increased 81% and Latino residents grew 125% (the largest increase in all races and ethnicities).

Race and Ethnicity in Wake County*

Race/Ethnicity	2000	2005	Percent change 2000- 2005	2008	Percent change 2000-2008
White	440,929	503,593	14%	561,790	27%
African American	123,339	150,890	22%	173,358	40%
Native American	1,851	2,781	50%	3,425	85%
Asian	21,549	31,143	45%	39,103	81%
Latino	33,986	55,677	64%	76,375	125%

** Excludes Cary, Holly Springs and Raleigh*

Sources: 2000 Census, 2005 and 2008 American Community Surveys

Disproportional Need Among Racial Groups

Wake County defines its areas of racial/ethnic minority concentration by identifying towns whose minority population exceeds 20%. According to 2006-2008 American Community Survey data, 2004 Census data and 2000 Census data, the towns with the highest percentages of minorities are Zebulon, Garner, Wendell and Knightdale. The towns with the lowest percentage of minority populations are Apex and Rolesville. Zebulon has the highest proportion of Latino persons.

Lead-Based Paint Hazards

The problem of childhood lead poisoning is widespread. Medical research shows that even lead exposures too small to cause noticeable illness may cause permanent brain damage, reduce intelligence, cause learning disabilities, hinder growth and impair perception, speech and hearing. Children under age six are at greatest risk from lead poisoning because their developing brain and nervous systems are easily damaged by lead and because they tend to place many nonfood substances in their mouths. Young children also absorb and retain more lead than older children and adults. Because lead can affect unborn children, pregnant women also are at risk.

Elevated blood lead levels have been proven to adversely affect intelligence and behavior in children, limiting their future life opportunities. Blood lead levels are considered elevated when they exceed 10 micrograms per deciliter. In Wake County, testing for elevated blood lead levels is conducted by the Wake County Health and Human Services Department and private

physicians; all data is submitted to the N.C. Carolina Department of Environment and Natural Resources where the data is tabulated.

Although paint manufacturers voluntarily lowered the amount of lead in paint during the 1950s, lead-based paint continued to be used on homes until the Consumer Product Safety Commission banned it in 1978. Any home built before 1978 – especially homes built before 1960 – may contain highly poisonous lead-based paint. Recent lead abatement legislation has initiated the expansion and reorganization of the Childhood Lead Poisoning Prevention Program in North Carolina. Responsibilities for administering the program at the state level have been transferred from the Division of Epidemiology to the Division of Environmental Health and the Division of Maternal and Child Health. This program has been reorganized to better facilitate coordination between the state and local components of the Childhood Lead Poisoning Prevention Program. It is envisioned that prevention of lead poisoning will involve a team effort which will bring together components of environmental health with those of maternal and child health.

Wake County's Department of Environmental Services is in charge of the County's Lead-Based Paint Removal Program and is committed to reducing the hazards of lead in Wake County communities. Inspections staff responds to when reports by school nurses or medical doctors state a child has been exposed to lead; they will investigate the child's environment (including his/her house and school) for evidence of lead. When the source is identified, Environmental Services notifies the owner of the structure where there is a lead-hazard and the owner to the State Health Department to initiate abatement procedures.

2008 North Carolina Children Tested for Lead Poisoning Wake County and State of North Carolina compared									
Geography	Target population*	Ages 1 and 2 Years Tested for Lead Poisoning					Ages 6 months to 6 Years		
		Number tested	Percent tested	Tested among Medicaid**	Lead 10 or greater	10 percent or greater	Number Tested	Confirmed 10-19	Confirmed 20 or greater
Wake Cnty	26,148	10,119	38.7	77.4	40	0.4	12,376	9	2
State of NC	258,532	121,023	46.8	77.6	654	0.5	152,222	181	36
*Target Population is based on the number of live births in 2006 and 2007									
**Includes ages 9-35 months									
Source: Children's Environmental Health Branch, N.C. Childhood Lead Poisoning Prevention Program, http://www.deh.enr.state.nc.us/ehs/Children_Health/Lead/Surveillance_Data_Tables/2008SurvTblsFinal.pdf Raleigh Community Development Department									

North Carolina Children Tested for Lead Poisoning 2004-2008 Ages 6 months to 6 years in Wake County			
Year	Number Tested	Elevated Blood Lead Level	
	(Ages 6 months - 5 years)	Greater than or equal to 10 micrograms per deciliter	Greater than or equal to 20 micrograms per deciliter
2004	8,661	77	9
2005	9,923	52	8
2006	11,505	57	6
2007	11,887	50	8
2008	12,376	49	9
TOTALS	54,352	285	40
Source: Children's Environmental Health Branch, N.C. Childhood Lead Poisoning Prevention Program, Oct. 25, 2009 Raleigh Community Development Department			

The table above indicates some positive trends for the county as a whole: each year, the number of children tested increased over the previous year while the absolute number of children found with elevated blood lead levels declined. This is important since early detection can limit the negative impact of lead poisoning; and if fewer children are found with elevated blood lead levels, perhaps the threat is actually decreasing over time as hazards are contained or abated and the total number of units with any lead-based paint at all continues to decline.

North Carolina Children Tested for Lead Poisoning 2004-2008, Ages 6 months to 6 years Race / Ethnicity / Medicaid / Non-Medicaid Wake County				
Characteristic	Testing Population		Blood lead level	
Race / Ethnicity	Number	Percentage	Greater than or equal to 10 micrograms per deciliter	Greater than or equal to 20 micrograms per deciliter
African American	11,843	21.8%	73	9
Caucasian	17,895	32.9%	70	12
Hispanic	11,788	21.7%	64	11
Native American	90	0.2%	0	0
Other	1,681	3.1%	19	3
Unknown	11,055	20.3%	59	5
TOTAL	54,352	100%	285	40
Income				
Medicaid	32,769	60.3%	193	28
Non-Medicaid	21,583	39.7%	92	12
TOTAL	54,352	100%	285	40
Source: Children's Environmental Health Branch, N.C. Childhood Lead Poisoning Prevention Program Oct. 25, 2009 Raleigh Community Development Department				

Elderly

Wake County Human Services has a number of priority populations that are the focus of its services. One of the populations is the elderly. The need for affordable housing for the elderly is clear. Wake County's rehabilitation programs are one way to preserve affordable housing for elderly homeowners.

According to the *Wake County Aging Services Plan 2004-2008*:

- Wake County's rate of elderly-occupied housing needing repairs is estimated – based on previous years – to be around the national estimate of 6% equaling 3,286 housing units (both owner- and renter-occupied units).
- Forty-five percent of the elderly renters (or 4,760 households) pay more than 30% of their incomes on housing costs as compared with 36% of the adult population.
- Eight percent of the elderly live in poverty, meaning there are 5,472 persons living below the federal poverty rate which is an annual household income of less than \$22,050 for a family of four or \$10,830 for a single person. (2008 American Community Survey.)

According to the plan, 67,774 persons in Wake County are considered elderly (65 years and older). Of these, 8% or 5,472 earn below the federal poverty level (\$10,830 for a single person). A subset of the elderly population is frail elderly. Among ages 65 and over, there are 11,744 frail elderly in Wake County, accounting for 17% of the county's overall elderly population. (American Community Survey, 2008).

The N.C. State Demographer projects that the population of 55 and older will rise from 188,758 in 2010 to 257,383 by 2015.

There are approximately 1,253 subsidized rental units for the elderly in Wake County. Based on the projected growth in the elderly population, an estimated additional 1,665 units are needed by 2015. To reach that target, an additional 133 units/year would need to be added to the housing stock every year until 2015. Repairs are needed on 3,286 units of elderly-occupied homes (owner-occupied and rental).

Many elderly persons are on a fixed income. Even if elderly own their own homes, living on a fixed income can make it difficult to afford necessary repairs.

The new Wake County Aging Services Plan 2010-2013 makes the following recommendations:

- Expand rental housing opportunities for senior adults with emphasis on building new units of affordable housing to meet anticipated demand due to population growth.
- Maintain existing local funding support for affordable housing.
- Promote public understanding of available housing options.
- Increase public awareness of and funding for programs that assist senior adults with home repairs, upkeep and energy efficiency.

Having ready access to transportation is also critical for persons who may find it increasingly difficult to drive as they age due to various health conditions. As plans for a regional rail system evolve, attempts to locate elderly housing near the rail network should be made to assist elderly residents who no longer drive.

Mental Health Reform

Since legislation was passed in 1999, the State of North Carolina has been reforming its mental health system by moving from a regional services model to a local managing entity (LME) model. Wake County has chosen a hybrid of the model, which means that the County provides some services and some will be provided through private contractors. Wake County has conducted areas of study to evaluate the capacity of the community to provide services to its caseload. Wake County also issued RFPs to gauge interest in contract provision of services. The services that cannot be provided by the community will continue to be provided by Wake County.

As part of statewide reform, the State Department of Mental Health, Developmental Disabilities and Substance Abuse services is closing a number of regional psychiatric hospitals and consolidating services with a new hospital in Butner, N.C. As a result, Dorothea Dix Hospital is slowly releasing patients and closing programs. The need for supportive housing for this population is immense. There is an estimated gap in Wake County of 3,448 units for persons who are served by Wake County Adult Mental Health.

There is also a need for more 60 Intermediate Care Facility/Mentally Retarded beds (staffed 24 hours a day).

Homeless and Homeless Needs

In February 2005, the City of Raleigh, Wake County, the Wake Continuum of Care and the Triangle United Way released *the Raleigh/Wake County 10-Year Action Plan to End Homelessness*. The plan's goal is to reorient the homeless services system from one that manages homelessness to one that prevents and ends homelessness. The plan has five objectives toward that goal: prevention, engagement, housing, employment/education and services/support.

The programs that Wake County HCR operates to serve homeless individuals and families directly support the plan. The housing needs of Wake County's homeless families and individuals are served by a variety of HCR programs: rental subsidies, affordable housing development and a match for the Continuum of Care permanent housing award.

Wake County solicits proposals from developers of affordable housing through a competitive RFP process. Separate RFPs are issued annually for profit developers of affordable housing and nonprofit developers of affordable housing with supportive services.

A major obstacle to using federal grant funds for homeless housing is that programs providing housing for homeless individuals and families usually operate within the corporate limits of

Raleigh for proximity to public transportation and other needed services. However, these programs are available to homeless individuals and families throughout Wake County. The County attempts to locate housing outside the corporate limits of Raleigh, Cary and Holly Springs when feasible, but supports housing options within Raleigh and Cary so that clients will have easier access to the services they need to succeed.

The table below shows the homeless population in all of Wake County as identified in the 2009 Continuum of Care grant application. Approximately 1,126 persons are homeless in Wake County on a given night, including about 281 homeless people in families (including children).

2010 Point in Time Survey of Homeless Persons in Wake County

Total Homeless people during Point-in-Time Survey	1,126
Homeless people staying in temporary shelter	1005
Homeless people without shelter (i.e. on the streets)	121
Homeless people in families (including children)	281
Homeless children	170
Homeless individuals (not in families)	843
Homeless people with a history of domestic violence	33
Chronically homeless people	183
Homeless with a substance abuse problem	168
Homeless Veterans	107
Homeless with mental illness	43

Source: Wake Continuum of Care

In addition to those who are currently homeless, individuals and families who are cost burdened (paying 35% or more of their income for rent or mortgage payments) are at risk of becoming homeless. In Wake County, 14% of lower income households are cost burdened.

Addressing Homelessness in Wake County

The Raleigh-Wake Partnership to End Homelessness

The Raleigh-Wake Partnership to End Homelessness is responsible for implementing ***the Raleigh/Wake County 10-Year Action Plan to End Homelessness***. It is the formal name for the Continuum of Care, which does business as the Partnership to End Homelessness. The members of the Partnership consist of City of Raleigh Community Development staff, Town of Cary Community Development staff, Wake County Housing staff, nonprofit housing and service providers as well as other interested parties. Bi-monthly meetings allow collaboration for providing necessary services while allowing communications on each agency's individual efforts. Reports are given on the programs and initiatives created specifically to implement the plan.

The Partnership is led by a Board of Directors and an Executive Director. Board meetings are held monthly. There are six Board Level Committees: Housing Solutions, Community Education and Communication, Government Resources, Finance and Resource

Development, Data, Outcomes, and Evaluation, and Board Development. The various pieces and programs of this organization are coordinated by an Oversight Team that meets weekly.

Continuum of Care Collaborative

The Continuum of Care Collaborative (CCC) is designed to develop, analyze and strengthen Wake County's Continuum of Care. This is a planning and action group whose goal is to provide a balance of emergency, transitional, and permanent housing and develop services so homeless persons and families can make the critical transition from the streets to jobs to independent living. The group identifies gaps, sets priorities and prepares the annual continuum of care grant application. To this end, it coordinates consumer surveys, reviews programs and evaluates and updates the Continuum of Care Gaps analysis.

The CCC has met monthly for the past three years and strives to provide a seamless system of housing (emergency shelter, transitional housing or permanent housing) and services for individuals and families who are homeless. In addition to local, state and federal government agencies, the Collaborative includes representatives from nonprofit organizations, the faith community, the private sector and persons who are homeless.

Services for the Homeless

The Alliance of AIDS Services

The Alliance of AIDS Services provides a comprehensive program of services to people living with HIV/AIDS, their families, friends and their caregivers. Services include: Huestead House, a family care home for five people; client advocacy, support and case management services; a food pantry; transportation; a buddy program; and crisis counseling. It also educates the public about prevention and other HIV/AIDS-related topics.

The Caring Place

The Caring Place is a nonprofit organization providing a four-month transitional housing program with intensive life-skills counseling for working families with children. Housing (currently six apartments) and counseling sessions are located in Cary, but serve homeless families referred by shelters and other social services organizations from other areas in the county. During the program, families gain the skills needed to acquire and maintain self-sufficient, permanent housing.

Catholic Charities

Catholic Charities is a private, nonprofit, social service agency serving the people of Eastern North Carolina with a wide range of services. Catholic Charities serves people in need through advocating for social and economic justice as well as by addressing immediate needs with emergency resources or direct services.

Catholic Parish Outreach

A part of Catholic Social Ministries, the Catholic Parish Outreach is the largest food provider in Wake County. It provides three meals a day for up to 10 days per family member. Referrals are made by human service organizations and the faith community.

Christian Community in Action

The Christian Community in Action offers food, crisis funds, limited transportation services, household appliances and furniture, infant and toddler supplies as well as medical prescription assistance.

Community Alternatives for Supportive Abodes

Community Alternatives for Supportive Abodes (CASA) develops, owns and manages affordable housing for low-income persons with mental illness, developmental disabilities and/or substance abuse disorders. CASA leverages local funds as well as those from federal and state programs. Programs specifically target homeless persons with disabilities including a seven-unit SRO for women, 102 Shelter Plus Care rental subsidies and 29 units funded by a 1992 Permanent Housing for the Handicapped Homeless grant. An additional 105 units have been developed from a variety of funding sources with 29 more in development. With funding received from the 1996 Homeless Assistance Grant, CASA built 12 units of transitional housing for homeless persons with severe mental illness and/or a substance abuse disorder: Harrington Place.

Downtown Housing Improvement Corporation

Downtown Housing Improvement Corporation (DHIC) is a not-for-profit developer of local affordable housing. DHIC packages low-income development with funding from low-income housing tax credits and other public and private sources to provide affordable housing to low-income residents. Plans include new construction of rental and homeownership units.

East Central Community Legal Services

East Central Community Legal Services provides free legal advice and assistance for non-criminal matters to financially eligible persons in Wake County. Areas of practice include domestic violence, employment, housing and public benefits law.

Epiphany House

The Women's Center of Wake County operates Epiphany House, which provides transitional housing for four single women. The average length of stay is four weeks to four months.

Evergreen Construction

Evergreen Construction is a Raleigh-based developer of affordable rental housing. The company builds and manages units located in Wake County. Evergreen's current projects include affordable senior housing in Cary, Raleigh and Wendell and family housing in Raleigh.

First Baptist Church

Located in downtown Raleigh, First Baptist provides clothing, shoes and food.

First Presbyterian Church

First Presbyterian provides limited crisis funds for persons on a once-a-year basis, a GED program and a nursery for childcare for working parents.

Habitat for Humanity of Wake County

Habitat for Humanity of Wake County provides homeownership opportunities for families earning 30 to 50% of area median income. Habitat provides single-family housing to low-income residents with funding from private donations, federal sources and the private sector.

Haven House Services

Haven House provides emergency shelter for teenagers at Wrenn House and provides outreach and coordinates safe havens in the community. Its scattered site program provides housing and support services to homeless youth between the ages of 18 and 21.

The Healing Place of Wake County

The Healing Place serves homeless men (ages 18 or older) with alcohol or other drug addictions. It offers an emergency shelter, non-medical detoxification center and a transitional housing program.

The Healing Place for Women

The Healing Place for Women serves homeless women (ages 18 or older) with alcohol or other drug addictions. It offers an emergency shelter, non-medical detoxification center and a transitional housing program

Housing Authority of the County of Wake

The Housing Authority of the County of Wake (HACW) primarily funded through HUD and provides housing assistance in the form of public housing units and Section 8 vouchers to 536 families.

Interfaith Food Shuttle

The Interfaith Food Shuttle is a private, nonprofit agency providing food to the homeless population. The agency gathers perishable products such as milk, eggs and prepared foods from grocery stores, local corporations and restaurants and distributes them throughout Wake County.

Interact

Interact is a private, nonprofit agency that serves battered women and their children and survivors of sexual assault. Interact operates a transitional shelter for women and children that offers comprehensive support services to help battered women and their children move toward violence-free lifestyles. Interact also intervenes during crisis situations and educates the community on domestic violence and sexual assault.

Lutheran Family Services

Lutheran Family Services places children in foster and adoptive homes, provides comprehensive services to adults with special needs, aids veterans in regaining their independence, helps refugees acclimate to life in a new country and provides family counseling.

North Carolina Housing Finance Agency

Wake County and the City of Raleigh benefit from programs administered by the N.C. Housing Finance Agency (NCHFA), including those supporting new construction and rehabilitation projects with for-profit, nonprofit and local government developers. NCHFA also provides funds to first-time homebuyers, and developers creating affordable rental housing.

Pan Lutheran Ministries

Pan Lutheran Ministries helps homeless families in Wake County attain the highest possible level of self-sufficiency and housing stability. Its three objectives are to provide housing and support services, advocate for homeless families and provide volunteer opportunities. Pan Lutheran provides outreach and emergency shelter (Wake Family Entry) to 15 families in collaboration with Helping Hand Mission, transitional shelter (Agape Place) to three families and long-term transitional housing with aftercare (Families Together) to eight families in collaboration with SouthLight. Pan Lutheran, the Women's Center and CASA are collaborating on a 10-unit development of permanent housing for homeless families. All

housing includes case management, skills training and permanent housing placement services.

Passage Home

Passage Home is a faith-based, ecumenical, interracial community development corporation. Its mission is to bring area churches together to help strengthen low-wealth families and neighborhoods using a community economic development strategy that includes opportunities for home ownership, small business development, neighborhood revitalization and real estate development. Its programs include long-term transitional housing and support services such as Matthew House (for homeless families), Harriet's House (for ex-offender women and their children) and Ruth's House (for women in recovery from substance abuse and their families). Credit and budget counseling, housing location assistance, home ownership counseling and intensive case management are incorporated into all program opportunities.

Raleigh Housing Authority

The Raleigh Housing Authority (RHA) partners with the City of Raleigh in public housing planning and program implementation. The RHA operates 1,850 units of assisted housing throughout the City. The RHA also administers 3,531 Section 8 vouchers, which provide rental housing assistance to low-income residents throughout the city and county.

Raleigh Rescue Mission

The Raleigh Rescue Mission is a faith-based agency in Raleigh serving men, women and families (women and children, intact families and "special needs families" such as women with older male children and fathers with children). The Mission provides the basics of food, shelter, educational and vocational training to homeless and persons of low income, and strives to prevent persons from becoming homeless again through a variety of programs. It coordinates in-house substance abuse programming with community based in and outpatient substance abuse programs. It serves the public meals on weekdays at the city/county overflow shelter. It provides a Learning Center/Computer Lab free to the public for computer training as well as a variety of traditional and non-traditional educational literacy opportunities to outside agencies and the community at large.

Salvation Army

The Salvation Army is a church-based organization providing assistance to homeless persons and families in need. It provides rental assistance, funds for utilities (excluding phones), heating and water, clothing, furniture vouchers, food and emergency shelter for homeless women with children (it was 38 beds available). The Salvation Army also provides case management to families and individuals who use its shelter.

Shepherd's Table Soup Kitchen

Operated by the Church of the Good Shepherd and staffed primarily by volunteers, the Shepherd's Table serves hot lunches to approximately 250-275 homeless persons each weekday in downtown Raleigh.

SouthLight

SouthLight is a private, nonprofit corporation providing drug and alcohol services for the whole community. Professional staff offers a comprehensive package of prevention, intervention, outpatient detoxification, drug-free treatment, residential and case management services for both adolescents and adults.

Step-Up Ministries

Step-Up is a nonprofit organization providing transitional housing units throughout the county. Families must be homeless or soon-to-be homeless; must also be employed in full-time jobs; and be referred from a shelter. Step-Up offers counseling on budgeting, employment and home management.

Triangle United Way 211

By calling 211, persons can obtain information and referrals on health and human services available in Wake County. The United Way phone line also provides information on affordable housing within the county.

Triangle Family Services

Triangle Family Services is a 60-year-old community founded agency. At minimal or no cost to those in need, it offers: Individual and Family Counseling for therapy and psychiatric evaluation on a sliding scale fee basis; the Family Violence Intervention Services provides education and support to both perpetrators of domestic violence and victims of crime; the Consumer Credit Counseling Service offers budget counseling, a debt management program; and a Family Life Education program. The Community-Centered Initiatives program offers crisis intervention through housing location and case management to homeless families transitioning into permanent housing.

Urban Ministries

Urban Ministries is a nonprofit agency providing services to low-income and homeless persons through four main programs: the Crisis Intervention Program prevents families and individuals from becoming homeless by providing direct financial assistance for utilities, rent, medications, emergency food and referrals to other appropriate agencies; the Ark Shelter provides transitional shelter and support services for women; the Open Door Clinic provides quality health care (medical care, dental care and prescriptions) to low-income persons without health care insurance; and the Community Mental Health Clinic provides professional counseling for short-term, family oriented problems to uninsured, low-income Wake County residents.

Wake County Human Services

The Human Services Department of Wake County provides a range of services to assist individuals and families who are homeless or at-risk of becoming homeless. The Department also staffs many of the homelessness and affordable housing coalition-building and planning activities. Specific programs and activities include:

- **Cornerstone** is a multi-service center providing health, mental health, substance abuse and social work services, information and referrals, shower facilities and community

voicemail. Its PATH Team provides outreach, assessment, case management and psychiatric services to persons with a severe and persistent mental illness or dually diagnosed with substance abuse. Its Community Outreach Team has a life skills specialist and a part-time nurse who conducts outreach to engage persons who are homeless and have a mental illness. The team coordinates services for this population so that they can become psychiatrically stable and maintain housing.

- **Housing Services** develops housing opportunities and accompanying support services primarily for persons with disabilities (mental illness, developmental disabilities, substance abuse disorders and HIV/AIDS). In conjunction with contract affiliates, it provides an array of housing including 102 Shelter Plus Care rental subsidies for disabled homeless persons.
- The **McKinney Team** provides housing and support services to 60 homeless persons with severe and persistent mental illness or who are dually diagnosed with substance abuse. The staff includes a psychiatrist, nurse-team leader, three case managers, a job coach and substance abuse counselor.
- **Alcoholism Treatment Center (ATC)** provides detoxification, inpatient and outpatient services for persons with substance addiction disorders.
- The **Veterans Service Office** assists eligible veterans, their dependents and/or surviving spouses, children of deceased veterans, members of the Reserves or National Guard, and active duty service members in applying for benefits from the Department of Veteran Affairs and/or N.C. Division of Veterans Affairs. The office provides assistance for: disability, education, health care, vocational rehabilitation, life insurance, home loans, State of North Carolina veteran's benefits, burial benefits and Wake County veteran's benefits. A full-time officer works specifically with homeless veterans.
- **Drop-in Center**, a psycho-social rehabilitation program, provides activities and an afternoon meal for persons with mental illness and those with a co-occurring diagnosis of substance abuse.
- **Housing and Community Revitalization (HCR)** division operates affordable housing and community development programs for Wake County. The County receives approximately \$2.3 million in federal CDBG and HOME funds. These funds, with \$650,000 from Wake County's Capital Improvements Program, are used to rehabilitate substandard homes, help families purchase their first home, improve public facilities, loan funds to developers of affordable rental units and build single family homes.

Wake Interfaith Hospitality Network

Wake Interfaith Hospitality Network is a nonprofit agency dedicated to eliminating homelessness in Wake County. Eligible families receive six to eight weeks of shelter including meals, shower, storage and laundry facilities, case management and life skills workshops. Its day center provides a temporary home base for program participants. The program serves 13 to 15 families at a time.

Women's Center of Wake County

The Women's Center of Wake County provides day shelter and basic needs (clothing, food, personal care items) for homeless women and children. The Center also provides job training, financial assistance to prevent evictions or deposits for apartments/rooms, assistance with transportation (bus tickets) and case management services. It uses a holistic approach through a variety of wrap-around services as well as referrals and advocacy for clients to utilize other community resources.

Continuum of Care Housing Activity Chart

The Continuum of Care Housing Activity Chart is from the 2009 Wake County Continuum of Care application. It details the number of units in Wake County specifically serving homeless families and individuals.

Program Name	Inventory type	Target Population	Beds for Households with Children	Units for Households with Children	Beds for Households without Children	CH Beds	Total Year-Round Beds
514 Boylan	C	SMF	0	0	3	0	3
3108 Chenault	C	SMF	0	0	2	0	2
513 Cleveland	C	SMF	0	0	4	0	4
718 Rosemont	C	SMF	0	0	4	0	4
601 Method	C	SMF	0	0	3	0	3
3110 Chenault	C	SMF	0	0	1	0	1
1321 Plymouth Court	C	SMF	3	1	0	0	3
3116 Brentwood Road	C	SMF	3	1	0	0	3
Academy Street	C	SMF	3	1	0	0	3
Supp. Housing Grant '96 - Harrington Place	C	SMF	0	0	12	0	12
Pearce Avenue - Wake Forest	C	SMF	3	1	0	0	3
1106 Garner Road	C	SMF	0	0	2	0	2
600 and 602 Rawls	C	SMF	0	0	2	0	2
620 Jones Street	C	SMF	0	0	6	0	6
610 and 612 Wynne Street	C	SMF	0	0	2	0	2
624 Jones Street	C	SMF	0	0	4	0	4
Carolina Place/ 1131 Carlton	C	SMF	0	0	7	0	7
Boylan-8 - 212 N. Boylan	C	SMF	0	0	6	0	6
Ashe Avenue	C	SMF	0	0	4	0	4
308 Holloway	C	SMF	0	0	2	0	2
318 E. South Street	C	SMF	0	0	2	0	2
108 N. State Street	C	SMF	0	0	4	0	4
1524 Sunrise Street	C	SMF	0	0	4	0	4
Crest Varsity	C	SMF	0	0	2	0	2
Families at Home-HUD 2003 (Oak Hollow)	C	SMF+HC	10	10	10	0	20
Stafford	C	SMF	0	0	4	0	4
Hope Crest/Poole Road (Should have been listed as under development last year)	N	SMF	0	0	10	10	10
Crest Commons 1407 Crest	C	SMF	0	0	19	0	19

Program Name	Inventory type	Target Population	Beds for Households with Children	Units for Households with Children	Beds for Households without Children	CH Beds	Total Year-Round Beds
The Salisbury Apartments Bluebird Court	U	SM	0	0	10	10	10
Wake County Voucher Program	C	SMF	0	0	25	0	25
Housing First Shelter + Care 2004	C	SMF	0	0	18	18	18
Shelter Plus Care	C	SMF+HC	96	40	72	0	168
Shelter Plus Care (These units were listed in error on the 2008 HIC. These are the actual units that CASA put SPC Voucher clients in, so these clients were counted twice in 2008. Duplication eliminated this year by removing data from this row.)	C	SMF+HC	0	0	0		0
Lennox Chase (First Floor)	C	SMF	0	0	18	0	18
Avonlea Apartments	C	SMF	0	0	2	0	2
Sedgebrook Apartments	C	SMF	0	0	2	0	2
Lennox Chase (Second Floor)	C	SMF	0	0	18	0	18
Ruth's House (Franklin Woods)	C	SMF+HC	20	10	0	0	20
Hollenden Place	C	SMF+HC	24	12	0	0	24
Jobs Journey	C	SMF	0	0	22	0	22
Davie Street	C	SF	0	0	2	0	2
Rankin Street	C	SFHC	3	1	0	0	3
Jones Franklin Road	C	SFHC	3	1	0	0	3
Waldo (Not new, but not reported in 2008)	C	HC	3	1	0	0	3

Program Name	Inventory type	Target Population	Beds for Households with Children	Units for Households with Children	Beds for Households without Children	CH Beds	Total Year-Round Beds
Urban (Not new, but not reported in 2008)	C	HC	3	1	0	0	3
Poole Road	N	SMF	0	0	8	0	8
George Mews	N	SMF	0	0	14	0	14
Housing First Shelter Plus Care 2004 Expansion	N	SMF	0	0	4	4	4
Highland Village (Not listed in by error on 2008 HIC)	C	SMF+HC	10	5			10
Ruth House II - Leasing	C	SMF+HC	21	6	3		24
Support Circle Program (Not listed by error on 2008 HIC)	C	SMF+HC	53	14	0	0	53
Support Circle Program	N	SMF+HC	15	4	0	0	15
Gateway (Not listed by error on 2008 HIC)	C	SMF+HC	18	9			18
6501 Andron Drive (Not listed by error on 2008 HIC)	C	SMF+HC	10	5			10
4321 Grandiflora (Not listed by error on 2008 HIC)	C	SMF+HC	10	5			10
Ruth House II - Leasing Expansion	N	SMF+HC	13	4	5		18

Source: Wake Continuum of Care Collaborative

Vacancy Rates

The rental vacancy rate is one of the most common measures of the health of a given community. The vacancy rate is the percentage of total apartment units that are not occupied. The current vacancy rate is approximately 8.8% for all rental units; this is an increase from approximately 8% in 2005.

The vacancy rate for County subsidized units is 7% and most affordable, subsidized units have waiting lists.

Affordable Housing Providers

Definitions:

Down payment assistance - Grant or loan to assist with downpayment and closing costs

First mortgage - Primary financing for the house

Second mortgage - Grant or loan of up to \$20,000 to reduce the amount of the first mortgage making monthly payments affordable

Developer - Constructs houses for purchase by families

Credit counseling - A program that helps families with budget/credit issues so they can qualify for a first mortgage

Home buyer classes - Education on the home buying process and post home ownership counseling; on-going education after the purchase of a home

Housing rehabilitation - Grant or loan programs for substantial or emergency repair of substandard housing.

Rental Assistance Definitions:

Rental assistance - Emergency grant or certificate to help individual or family obtain or maintain rental unit.

Emergency Assistance - Grants to prevent eviction or utility shut-offs

Development Loans - Loan funds to build affordable rental units from variety of sources

Support services - Variety of programs that help individuals and families maintain or obtain affordable rental units.

Agencies Providing Home Ownership Assistance in Wake County

Agency	Program	Target population
DHIC	Developer, second mortgages, homebuyer classes	Families with incomes at or below 80% AMI
Passage Home	Developer, home buyer classes, credit counseling, post home ownership counseling for one year, individual development accounts	Families at or below 80% of AMI concentrating on families below 60% of AMI
Builders of Hope	Developer	Families at or below 80% AMI
Habitat for Humanity	Credit counseling, first mortgage financing, pre- and post-purchase counseling	Families between 25% and 60% of AMI with need
City of Raleigh	Second mortgage funds, housing rehabilitation funds	Families with incomes at or below 80% of AMI
USDA Rural Development	Guaranteed loans first mortgage and housing rehabilitation loans	Families earning at or below 80% of AMI
Triangle Family Services	Credit Counseling	Anyone is eligible but most clients have an income of under \$35,000/yr
Neighborhood Assistance Corporation of America	Homeownership counseling, down payment assistance	Anyone who is a homebuyer and does not currently own a home is eligible
HACW	Down payment assistance program; Section 8 homeownership program	Families earning at or below 80% AMI; housing authority residents
North Carolina Housing Finance Agency	Down payment assistance, first and second mortgages	Families and individuals earning at or below 120% of AMI

Agencies Providing Rental Opportunities

Agency	Program	Target population
DHIC	Develops and owns affordable rental units throughout Wake County	Families and elderly households with incomes less than 60% of the AMI
Passage Home	Owns rental units in Raleigh, provides support services	Families at or below 80% of AMI concentrating on families below 60% of AMI
City of Raleigh	Owns units and makes loans to developers of affordable rental units	Families with incomes at or below 50% of AMI
CASA	Owns units throughout Wake County	Special needs individuals and families
The Caring Place	Rents units in Cary	Families earning at or below 30% area AMI
Wake County (Department of Human Services)	Loans to developers of affordable rental; support services and Client Assistance funds.	Families earning less than 40% of the area AMI; families participating in the Work First program
USDA Rural Development	Direct and guaranteed loans (Section 515)	Families earning between 31% and 50% of the area AMI
Raleigh Housing Authority	Approximately 1,710 public housing units (all in Raleigh) and 3,540 Section 8 Certificates and vouchers (anywhere in Wake County)	Families earning up to 50% of the area AMI
The Women's Center of Wake County	Owns permanent rental housing	Families earning below 40% of area AMI
HACW	343 public housing units and 311 Section 8 certificates	Families earning up to 50% of the area AMI

Barriers to Affordable Housing

Transportation

The lack of adequate public transportation is one of the most significant barriers to the development of affordable housing in the more rural parts of Wake County. Lower income families who do not own a car must live near a bus route. The County will encourage supportive, transitional and rental housing efforts that are served by public transportation.

Fair Housing

The issue of fair housing is addressed by Wake County's *Analysis of Impediments to Fair Housing Choice*. Wake County plans to focus its fair housing efforts over the next five years on providing education on fair housing to the developers it partners with and the customers it serves while addressing both neighborhood resistance (NIMBY-ism or Not In My Back Yard) and lack of transportation options.

Concentrations of Lower Income Persons

Concentrations of low-income persons are determined by analyzing Census Block groups. In 2009, HUD distributed an update for the 2003 low- and moderate-income groups for each Census block group in Wake County. The **2010-2015 Consolidated Plan** assumes that income distribution for these block groups remains the same. This assumption will be modified, if necessary, when updated data is available.

For purposes of this analysis, block groups containing more than 51% of total persons with low- and moderate incomes shall be considered "concentrated areas." The following tables illustrate the concentrations of low- and moderate-income persons for incorporated and unincorporated areas within Wake County. This information is used as a basis for identifying target areas in subsequent sections of this document.

Concentrations of Lower Income Persons: INCORPORATED AREAS

Jurisdiction	Incorporated Block Group	Total Population	% Low-Mod Income
Fuquay-Varina	0532.00-3	6	100
Fuquay-Varina	0531.04-4	47	100
Fuquay-Varina	0531.01-3	1453	61.7
Fuquay-Varina	0531.01-4	1022	59.3
Garner	0528.01-4	1012	92.9
Garner	0528.05-2	113	82.5
Garner	0528.03-3	859	70.9
Garner	0528.03-4	466	68.2
Garner	0528.03-1	582	63.7
Garner	0522.02-1	65	62.5
Garner	0528.03-2	123	61.2
Garner	0528.03-2	1362	58.5
Garner	0528.02-2	1255	57.7
Garner	0528.05-4	498	50.7
Knightdale	0541.08-2	307	62.1
Knightdale	0541.08-1	485	51.7
Morrisville	0536.00-2	10	100
Rolesville	0542.02-3	103	72
Wake Forest	0542.01-4	1126	63.6
Wendell	0544.01-3	1962	65.2
Wendell	0544.01-3	259	59.9
Zebulon	0543.02-4	834	75.1
Zebulon	0543.01-4	60	71.7
Zebulon	0543.01-3	87	70.2
Zebulon	0543.02-2	614	68
Zebulon	0543.02-3	271	60.6
Zebulon	0543.02-3	29	58.5

Source: U.S. Department of Housing and Urban Development

Concentrations of Lower Income Persons:
UNINCORPORATED AREAS

Name	Unincorporated Block Group	Total Population	Percentage of Low-Mod Income
Cary township	0535.07-4	18	100
Cary township	0535.12-2	17	100
Cary township	0535.13-1	11	100
Cary township	0535.15-3	10	100
Cedar Fork township	0536.00-3	22	100
Holly Springs township	0534.04-1	78	100
Leesville township	0537.10-2	26	100
Leesville township	0537.13-1	81	100
Middle Creek township	0531.01-3	8	100
St. Mary's township	0528.04-1	15	100
Wake Forest township	0542.01-3	4	100
Bartons Creek township	0539.00-1	39	96
St. Mary's township	0522.02-1	27	95
St. Mary's township	0528.02-4	275	87
Cary township	0535.10-2	42	87
Cary township	0535.05-4	101	86
St. Matthews township	0541.04-1	176	80
St. Matthews township	0541.08-2	65	79
White Oak township	0534.04-1	43	77
St. Matthews township	0541.06-1	258	76
White Oak township	0534.03-3	88	75
St. Mary's township	0528.02-1	81	75
Middle Creek township	0532.00-1	20	72
St. Mary's township	0528.01-2	150	72
Swift Creek township	0530.02-2	418	70
St. Matthews township	0541.07-1	542	70
St. Mary's township	0528.03-2	623	69
St. Matthews township	0541.08-1	196	68
Marks Creek township	0544.01-2	1182	68
Panther Branch township	0530.02-4	827	68
Marks Creek township	0544.01-3	31	67
St. Matthews township	0541.08-1	11	67
Cedar Fork township	0536.00-1	56	66
Little River township	0543.02-4	60	66
Swift Creek township	0530.02-5	888	66

Name	Unincorporated Block Group	Total Population	Percentage of Low-Mod Income
Cary township	0534.07-2	41	66
House Creek township	0537.14-2	44	65
Wake Forest township	0542.01-5	275	64
Little River township	0543.02-4	490	64
St. Marys township	0521.02-1	50	64
St. Marys township	0528.03-2	346	64
Swift Creek township	0523.011	97	60
Neuse township	0540.09-2	98	60
St. Matthews township	0541.02-2	390	60
Swift Creek township	0530.01-2	82	60
Little River township	0543.02-2	266	57
Holly Springs township	0534.04-1	154	56
Swift Creek township	0531.03-1	182	55
Raleigh township	0524.02-2	208	54
St. Marys township	0528.02-3	792	54
Little River township	0543.01-2	935	54
Cary township	0535.14-1	157	53
St. Matthews township	0541.07-2	2027	53
White oak township	0534.04-2	762	53
St. Matthews township	0541.02-2	1108	52
St. Marys township	0528.05-1	2588	52
Middle Creek township	0531.01-4	462	51
Middle Creek township	0531.04-5	4093	51
Middle Creek township	0532.00-3	248	51
Middle Creek township	0531.03-1	319	51
St. Matthews township	0541.09-2	1021	51

Source: U.S. Department of Housing and Urban Development

FIVE-YEAR STRATEGIC PLAN

This *Five-year Strategic Plan* describes Wake County priority populations and the programs used to serve them. The priorities direct where Wake County HCR will spend its funds from the federal and local government for the next five years. HCR uses the plan's priorities to drive its annual budget. Priority populations are defined by using the information from the housing market and needs analysis section and discerning which populations have the highest need and least number of options for safe, decent, affordable housing and neighborhoods.

Priority populations are also defined by the citizen participation process. Twenty-seven meetings were held in the form of town community meetings, public hearings, consultations with housing and service providers, and advocacy groups. The discussions at these meetings, hearings and consultations resulted in identifying the neediest populations.

Over the next five years, Wake County expects to receive approximately \$7,888,560 in CDBG funds, \$3,727,335 in HOME funds, \$3,607,830 in HOPWA funds and \$538,275 in ESG funds. These are funds received from the federal government for community development and affordable housing activities.

The overall goal of Wake County's program is to provide community improvements and safe, decent, affordable housing to the low-income citizens of Wake County. This will be achieved through the following strategies, which concentrate the most funding on serving the highest priority or highest need populations.

Included in the plan is the performance measurement system used for analyzing the programs that Wake County operates. Performance measurement is the regular, systematic collection, analysis and reporting of data that tracks resources used, work produced and whether specific outcomes were achieved. The system includes:

- **Activities:** the programs used to serve the needs of the community
- **Outputs:** the direct product of program activities
- **Outcomes:** the benefits and impacts that result from the program
- **Indicators:** benchmarks Wake County used to measure the effectiveness and efficiency of its programs

Using the outputs and outcomes contained in the priority needs of this section, a yearly analysis and report of the progress toward outcomes will be included in the *Consolidated Annual Performance and Evaluation Report* (CAPER), as required by HUD. This information will be used to make any needed changes to programs.

A major consideration in the formulation of the strategies contained in this plan is the *Raleigh/Wake County 10-Year Plan to End Homelessness*. The plan was released in February 2005 with the goal of reorienting the homeless services system from one that manages homelessness to one that prevents and ends homelessness. The plan has five objectives toward

that goal: prevention, engagement, housing, employment/education, and services/supports. Wake County HCR supports the objective of housing through its programs. One of the ***10-Year Action Plan***'s key strategies for housing is increasing the supply of permanent, affordable housing for individuals and families earning at or below 40% AMI. This aligns with the goal of HCR's program to provide safe, decent, affordable housing to the low-income citizens of Wake County.

Priority Populations

High Priority:

- Renters 0 to 40% AMI
- Homeless Individuals and Families
- Non-homeless Individuals and Families with Special Needs

Medium Priority:

- Renters 41 to 50% AMI
- Homeowners 41 to 50% AMI

Low Priority:

- Renters 51 to 80%
- Homeowners 51 to 80%

Priority Housing Needs

Wake County will concentrate its housing resources on the following priority populations over the next five years.

Renters

Wake County solicits proposals from developers of affordable housing through a competitive RFP process. Separate RFPs are issued annually for large scale and small scale developments of affordable housing. Wake County will continue to work with developers of affordable rental housing for acquisition of land/demolition for the development of specific housing projects. The County has 40 rental subsidies per year for people who are mentally ill and homeless.

Outputs:

- Subsidize the development of 500 new units of affordable rental housing.
- Provide 200 homeless families/individuals with vouchers at any given time.

Outcomes:

- Additional Wake County households earning at or below 40% AMI will have safe, decent, stable, affordable housing.
- Five hundred units will have long-term (20-30 year) affordability.
- Additional affordable housing will prevent individuals and families earning at or below 40% AMI from becoming homeless.

- Two hundred homeless families and individuals earning at or below 40% AMI will have rental assistance

Indicators:

- Five hundred additional families in Wake County will live in safe, decent, stable, affordable housing
- There will be a minimum of 20 years of guaranteed affordability on 500 units of new housing
- Two hundred persons who are severely and persistently mentally ill will move from homelessness to permanent housing

Priority Homeless Needs

The City of Raleigh, Wake County, the Wake Continuum of Care and Triangle United Way partnered together to develop the ***Raleigh/Wake County 10-Year Action Plan to End Homelessness***. Wake County HCR programs serving homeless individuals and families directly support the plan through rental subsidies and affordable housing development. Wake County solicits proposals from developers of affordable housing through a competitive RFP process. Separate yearly RFPs are released for the development of large-scale affordable housing developments and developments of a smaller scale. Proposals are solicited from both for profit developers of affordable housing and nonprofit developers of affordable housing with supportive services.

A major obstacle to using federal grant funds for homeless housing is that programs providing housing for homeless individuals and families usually operate within the corporate limits of Raleigh because it is easier for clients to access transportation and needed services. However, these programs are available to homeless individuals and families throughout Wake County. The County will attempt to locate housing outside the corporate limits of Raleigh, Cary and Holly Springs when feasible; however, will support housing within Raleigh and Cary so that clients will have access to needed services to be successful and stable in the housing.

Outputs:

- To subsidize the development of 500 new units of affordable rental housing.
- To continue ongoing support to 200 homeless individuals/families through vouchers.

Outcomes:

- Additional Wake County households earning at or below 40% AMI will have safe, decent, stable, affordable housing.
- Five hundred new units will have long-term (20-30 year) affordability.
- Additional affordable housing will prevent individuals and families earning at or below 40% AMI from becoming homeless.
- Two hundred homeless families and individuals earning at or below 40% AMI will have rental assistance at any given time.
- The units created will support the actions outlined in the ***Raleigh/Wake County 10-Year Plan to End Homelessness***.

Indicators:

- Five hundred additional families in Wake County will live in safe, decent, stable, affordable housing.
- There will be a minimum of 20 years of guaranteed affordability on 500 units of new housing.
- At any given time, 200 homeless people who are severely and persistently mentally ill will be housed.

Priority Non-Homeless Special Needs Housing

Individuals categorized as ‘non-homeless special needs’ include the elderly, severely mentally ill, developmentally disabled, persons with addiction disorders, persons with HIV/AIDS and youth. The programs to serve these populations are the same as those for other high priority groups. Each year some of the low-income housing tax credit developments funded are for the elderly and disabled. Some of the housing developed by nonprofit groups also serves specific sub-populations that are part of this category.

Individuals with special needs require housing in close proximity to services. Most support services are located in or near Raleigh; therefore, people with special needs from all over Wake County often live in supportive housing in the Raleigh area. The County concludes that the need for supportive housing transcends geographic boundaries between the city and county, and plans to support proposed special needs housing developments based upon the population served rather than location.

Outputs:

- To subsidize the development of 500 new units of affordable rental housing.

Outcomes:

- Five hundred additional Wake County households will have safe, decent, stable, affordable housing.
- Five hundred new units will have long-term (20-30 year) affordability.
- Additional affordable housing will prevent individuals and families earning at or below 40% AMI from becoming homeless.
- Additional persons in the subgroups contained in this category will be housed in appropriate settings and experience an improved quality of life.

Indicators:

- Five hundred additional families in Wake County will live in safe, decent, stable, affordable housing
- There will be a minimum of 20 years of guaranteed affordability on 500 units of new housing.

Homeowners

The primary goal in serving low-income homeowners is in preserving the affordable housing stock of existing, owned homes, keeping people in their homes who would otherwise have few housing choices, and improving the appearance of the communities around the county.

Wake County will use its rehabilitation program to serve low-income families who are homeowners. This program targets homeowners who cannot afford to complete major repairs on their own homes, those earning at or below 80% of AMI.

Another way Wake County serves this population is through its Emergency Repair Grant program. This program addresses housing repairs that pose an immediate, imminent threat to health, safety, and welfare of the homeowner. It is available to households earning at or below 50% AMI. The average client of these programs is extremely low-income (earning less than 30% AMI), elderly or disabled.

Output:

- Repair the homes of 50 homeowners through the Homeowner Rehabilitation program and the Emergency Repair Grant program.

Outcomes:

- Low-income homeowners will have an improved quality of life.
- Preservation of affordable, single family housing.
- Homes that had major code violations will meet or exceed local housing code.
- Revitalization of the neighborhoods where rehabilitated homes are located.

Indicators:

- Fifty units of affordable, single-family housing will be preserved.
- Fifty additional homeowners will live in a home that is free from housing code violations.
- Reduction in derelict properties and other blighting influences around the county as a result of homeowner rehabilitation.

Priority Community Development Needs

This section explains the community development and infrastructure needs in Wake County. It discusses how the needs were determined, how the projects were submitted and ultimately how they were ranked.

Public Facilities

Community development activities include public facilities improvements and rehabilitation of buildings used for public purpose. These activities are often the cornerstone of neighborhood revitalization efforts. Without adequate infrastructure, it is impossible to build quality affordable housing.

Priorities for CDBG Public Facilities Dollars – 2010-2015:

Requests listed in the ***Five-year Strategic Plan*** were received through community meetings held throughout the county with participation ranging from nonprofit organizations to town planners. The town planners and the Housing Committee of the Wake County Human Services Board approved the process and projects. Twenty requests were received from towns. The listing of the requests in the ***Strategic Plan*** is not a guarantee of funding. The projects will be funded in the one-year ***Action Plans***.

Each year, projects from the ***Strategic Plan*** are selected for funding in the ***One-year Action Plan***. For a project to be included in the ***Action Plan*** and to receive funding, the following criteria are applied:

- The project must be an eligible Community Development Block Grant expense.
- At least 51% of the families benefitting from the project must be low-income.
- The project must be endorsed by the town in which it is located.
- The total project budget must be in place before any funds are disbursed.
- The project must be started in the same fiscal year that funding is allocated. Any uncommitted funds will be reallocated at the end of each program year (June 30).

If we have more projects than funds ready in a given year, we apply the following additional criteria:

- Does the project align with one of the Wake County Board of Commissioners' goals?
- Has there been any affordable housing development in the last three years within the municipality requesting funds?
- Has a public facilities project been funded in the last three years within the municipality requesting funds?

Town Infrastructure Requests

Town	Project	Estimated Cost	Maximum CDBG Contribution	Required Match (20%)	Number of Families Assisted
Apex	First Street improvements: widen/resurface roadway, install curb, gutter, sidewalk	\$425,334	\$340,267	\$85,067	100
Fuquay-Varina	Upgrade of water lines on Cherry and Conover Streets	\$209,199	\$167,359	\$41,840	34
Garner	Main Street Sidewalk	\$135,000	\$108,000	\$27,000	17
Garner	Benson Road Sidewalk	\$100,000	\$80,000	\$20,000	170
Garner	New Rand Road improvements (widen, install curb, gutter and sidewalk, improve drainage)	\$725,000	\$580,000	\$145,000	11
Garner	Drainage improvements near Meadowbrook Drive/Cason Street	\$60,000	\$48,000	\$12,000	4
Knightdale	Mingo Creek Greenway	\$1,800,000	\$300,000	\$1,500,000	46/day
Knightdale	Flowers Street Sidewalk	\$115,000	\$92,000	\$23,000	24
Knightdale	Railroad Street Sidewalk	\$290,000	\$200,772	\$50,193	32
Morrisville	Barbee Road./Fiona Circle. Road paving and sidewalks	\$502,563	\$331,692	\$170,871	14
Morrisville	Church Street sidewalk (between. Barbee Road and Weaver Forest Way)	\$283,668	\$226,934	\$56,734	12
Morrisville	Church Street Sidewalk (between Cedar Fork Elementary School and Park Place)	\$250,965	\$200,772	\$50,193	23
Wendell	Sidewalk on Wendell Boulevard	\$75,000	\$60,000	\$15,000	70

Town	Project	Estimated Cost	Maximum CDBG Contribution	Required Match (20%)	Number of Families Assisted
Zebulon	Mack Todd Road sidewalk, curb and gutter; storm drainage improvements	\$743,422	\$594,738	\$148,684	25
Zebulon	Zebulon Children's playground improvements	\$342,182	\$273,746	\$68,436	100+
	Total Infrastructure Requests	\$6,057,333	\$3,635,508	\$2,421,825	682

Town Public Facilities Requests

Town	Project	Estimated Cost	Maximum CDBG Contribution	Required Match (20%)	Number of Families Assisted
Zebulon	Boys and Girls Club building	\$2,200,000	\$550,000	\$1,650,000	1000 children
Unincorporated	Riley Hill Family Life Center Gymnasium	\$541,250	\$135,313	\$405,938	180+
Wake Forest	Alston-Massenburg Community Center renovations and additions	\$660,000	\$165,000	\$495,000	800
Wendell	Senior Center for 2011/2012	\$3,229,116	\$807,279	\$2,421,837	70
Wendell	Education Foundation purchase and renovation of building	\$220,000	\$55,000	\$165,000	1500 children
	Total Public Facilities Requests	\$6,850,366	\$1,712,592	\$5,137,775	3980
	Total Infrastructure and Public Facilities Requests	\$12,907,699	\$5,348,100	\$7,559,600	4662

Geographic Priorities for Spending

Wake County will continue revitalization efforts begun in previous years by focusing specific strategic plans for each municipality.

Strategies for Removing Barriers to Affordable Housing

Over the next five-year period, Wake County plans to implement actions recommended in the Fair Housing Plan.

Anti-Poverty Strategy

The current poverty threshold for a family of four (two adults and two children) in Wake County is \$22,050. The following programs and strategies address the economic development and needs of our poorest families.

Economic Development

Work First

Work First is a self sufficiency strategy developed by Wake County Human Services to address the needs of the county's poorest families. It is a particularly important component of the anti-poverty strategy because it addresses both the employment and housing needs of families. The program is built on the following premise:

All people have a responsibility to their families and communities to work and provide for their children to the best of their ability. For this reason the community will work to enable Wake County citizens to achieve economic self-sufficiency for themselves and their families.

Wake County serves approximately 3,500 families through its **Work First** Program. **Work First** provides families with temporary assistance while providing them with supportive services such as daycare, transportation, cash assistance, training opportunities and Medicaid during their time of need. Two areas relating to the **2010-2015 Consolidated Plan** are employment counseling and housing locator services.

Employment

Wake County Human Services (WCHS) plays a lead role in preparing very low-income and homeless individuals for jobs through the following Vocational Services Programs:

- ***Wake Area Business Advisory Council*** - This group, established in 1997, promotes partnerships between the local business community and Wake County Vocational Services. The Council offers access to a diverse labor pool, a forum for employers to discuss workforce needs and networking opportunities.
- ***Working for Kids (WFK)*** assists non-custodial parents of children who are receiving welfare payments in obtaining stable, unsubsidized employment that will foster self-sufficiency. The program also helps improve the well being of children and reduce reliance on welfare and other social programs. Program activities include staff working at Child Support Enforcement and in Wake Civil District Court. Comprehensive case management is used to address all needs that parents may have, including employment, education, housing, legal (in particular issues surrounding court orders, custody and visitation), substance abuse issues and mental health care. Specific services offered include on-the-job training activities (subsidies to employers), paid work experience (client is paid as a temporary WCHS employee and works at a job site so that the employees skills can be assessed), short-term skills training at Wake Technical Community College, court advocacy, mediation services between the non-custodial parent and custodial parent, funds for substance abuse treatment, parenting classes, peer support groups and activities for parents and their children.
- ***Supportive Employment*** - Supportive employment helps individuals with disabilities obtain and maintain employment. A one-on-one job coach provides intensive training and ongoing follow-up once an individual is placed in a job. Additional services include on-site vocational evaluation, career counseling, and vocational skills training. Three client-supported businesses are operating through this program: the Daily Grind coffee and sandwich shop, a landscaping business and the McKinney greeting card group.
- ***JobLink*** – Joblink’s main goal is improving North Carolina's workforce and strengthening the state's economy. It is developing a system of JobLink Career Centers offering labor market information, provides access to career training and job placement services, and serves as the connection between employers and qualified workers.

Housing

Lead-Based Paint

Wake County HCR is actively involved in reducing lead-based paint hazards in all federally funded housing rehabilitation projects, pursuant to the HUD Safe Housing Rule 24 CFR 35. This regulation went into effect in fall 2000 and directs funding recipients to inspect for lead-based paint hazards in all dwellings built prior to 1978. Wake County HCR employs a qualified risk assessment firm to perform an inspection and risk assessment on all pre-1978 rehabilitation projects. This methodology follows guidelines for investigating dwellings, as included in HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

Recommendations are then made from the testing based on summary findings, and the level of lead hazard reduction activity is determined prior to bidding projects. The amount of funding for each project decides which method of lead hazard reduction to pursue, which may include an interim control measure or a full abatement measure. All lead hazard abatement activities are performed by a certified abatement contractor. General Contractors bidding on housing rehabilitation projects must have completed the Lead Safe Work Practices training. Once lead reduction work and all rehabilitation work have been completed, a lead clearance test is performed to declare the dwelling safe for occupancy.

Wake County's Unified Development Ordinance

Wake County has an identified strategy in the Board of Commissioners' *Implementation Plan*, which states that the County should "Adopt fair-share agreements and affordable housing incentives/design standards and inclusionary housing ordinances". The following excerpt from Article 6 of the Unified Development Ordinance (UDO) describes a density bonus available to developers who provide affordable housing in unincorporated areas of Wake County.

6-21 Workforce Housing

6-21-1 Purpose

The density bonus for workforce housing is intended to encourage the provision of housing that serves the region's workforce.

6-21-2 Bonuses

The following density bonuses will be granted to developments in which the developer commits to restricting housing rental or sales prices to the following levels:

- (A) One extra dwelling unit is allowed for each 4 rental units restricted to occupancy by households with incomes of less than 50% of the Wake County median income, as determined by the U.S. Department of Housing and Urban Development (HUD); and
- (B) One extra dwelling unit is allowed for each 4 sales (ownership) units restricted to occupancy by households with incomes of less than 80% of the Wake County median income, as determined by the U.S. Department of Housing and Urban Development (HUD).

Institutional Structure/Coordination of the Consolidated Plan with Other Organizations

Wake County will work closely with the following organizations to implement the ***2010-2015 Consolidated Plan***:

- Wake County Human Services
- Supportive Housing
- Non Profit Community
- City of Raleigh
- Developers
- Lenders
- Municipalities of Wake County
- Other government agencies (Rural Development, NCHFA, Dept of Energy, Labor)
- Other Wake County agencies
- Raleigh and Wake County Housing Authorities

The coordination will be accomplished through meetings scheduled on a regular basis with the various cooperating entities.

2010 Action Plan Wake County



**Prepared By
Wake County Human Services
Housing and Community Revitalization
Division**

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EXECUTIVE SUMMARY

This section summarizes the specific actions Wake County will take from July 1, 2010 – June 30, 2011 to address priorities listed in the *2010-2015 Consolidated Plan*.

- Wake County will allocate a total of \$4,914,895 to projects during FY 2010-11 from the following sources:

SOURCES	AMOUNTS
CDBG	\$ 1,577,712
CDBG Projected FY10-11 Program Income	\$ 322,000
CDBG Public Facility Match	\$ 153,503
CDBG Excess Program Income from FY09-10	\$ 60,000
HOME	\$ 745,467
HOME Projected FY10-11 Program Income	\$ 210,000
HOME Excess Program Income from FY09-10	\$ 19,500
HOPWA	\$ 721,566
ESG	\$ 107,655
ESG Match	\$ 107,655
County Funds	\$ 650,000
County Projected FY10-11 Program Income	\$ 170,000
County Excess Program Income from FY09-10	\$ 69,837
Total	\$ 4,914,895

- The following projects proposed for the CDBG grant will help **2,762 families or individuals**:
 - ❑ \$382,000 to help 7-12 homeowners repair sub-standard housing and 10 homeowners with emergency repairs.
 - ❑ \$340,267 for road widening, a sidewalk, curb and gutter on First Street in Apex that will serve 100 families. Apex will provide a \$85,067 cash match for the project.
 - ❑ \$55,000 for assisting the East Wake Education Foundation in the purchase of its building. The building will serve 1,500 families. The East Wake Education Foundation will provide a \$130,000 cash match for the project.
 - ❑ \$130,506 for improvements to the Children's Playground at the Zebulon Community Park. The Children's Playground will serve 100 families. Zebulon will provide a \$68,436 cash match for the project. \$143,240 will come from savings in prior year public facilities projects.
 - ❑ \$550,000 to assist with construction of a new building for the Zebulon Boys and Girls Club. The new building will serve 1,000 children.
 - ❑ \$100,000 for a homeless employment program. The program will assist 40 homeless people from the South Wilmington Street Center and Cornerstone Day Services Center in becoming employed.

- The following project proposed for the HOME grant will help approximately **34 families**:
 - ❑ \$863,178 for the development of affordable housing for 34 families earning at or below 40% AMI. An RFP for the funds will be released in fall 2010.

- The following projects proposed for CIP funds will help **89 families**:
 - ❑ \$481,253 in CIP funds will be used for the development of affordable housing for 19 families earning at or below 40% AMI. An RFP for the funds will be released in fall 2010.
 - ❑ \$192,000 in CIP funds will be used for rental assistance for up to 25 homeless persons with a mental illness.
 - ❑ \$59,174 in CIP funds will be used for the salary of the Support Circles Coordinator position, housed at Catholic Charities. This position coordinates the Support Circles program of the ***Raleigh/Wake County 10-Year Plan to End Homelessness*** which assists 30 families.
 - ❑ \$157,410 for 15 rental assistance vouchers for frequent users of Dorothea Dix Hospital.

- The following projects proposed for the HOPWA grant will help **301 families**:
 - ❑ \$56,457 for C-BLAC, Inc. to house up to nine low-income people with HIV/AIDS and provide up to 50 people with adult daycare personal services.
 - ❑ \$176,609 for the Alliance of AIDS Services-Carolina for: five tenant-based rental assistance vouchers, 107 households who need short-term rent, mortgage or utility assistance, a housing case manager to provide services to 30 households, and operating costs for a shared supportive housing residence for persons with HIV/AIDS. All services are for low-income people with HIV/AIDS.
 - ❑ \$411,053 for Wake County to provide 50 tenant-based rental assistance vouchers for low-income people with HIV/AIDS. Wake County's case managers at Under One Roof will provide case management. \$50,000 will fund expanded housing and case management services for up to 30 households in Franklin and Johnston counties.
 - ❑ \$55,800 to provide 20 tenant-based rental assistance vouchers for low-income people with HIV/AIDS in Johnston County. Alliance of AIDS Services-Carolina will provide case management.

- The following projects proposed for ESG funds will help **2,000 homeless individuals**:
 - ❑ \$62,812 for supplies at the South Wilmington Street Center men's shelter.
 - ❑ \$152,498 for a meals and kitchen management contract for the South Wilmington Street Center.

The **2010-2011 Action Plan** is a one-year plan to address the low-income housing and community development needs in Wake County, outside the corporate limits of Raleigh and Holly Springs. The plan is a collaborative effort between Wake County staff, residents, nonprofit and for profit agencies, and staff from local jurisdictions. It is the first part in the implementation of the **2010-2015 Consolidated Plan** and serves as a management tool to guide the County's housing program decisions and the expenditure of federal and local funds. Both the **Action Plan** and the **Consolidated Plan** are prepared and implemented by the Housing Division of Wake County's Human Services Department.

The **Consolidated Plan** and the **Action Plan** are required by the U.S. Department of Housing and Urban Development (HUD) in order for Wake County to receive Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with Aids (HOPWA) funds. This Plan also describes housing activities proposed in the County's Capital Improvement Plan.

Funding

Wake County will allocate a total of \$3,763,900 from federal funds to projects during FY 2010-2011. The table on the right summarizes this allocation by funding source. A full description of the use of CDBG funds is provided in Part 1, HOME funds are described in Part 2, County funds in Part 3, HOPWA funds in Part 4 and ESG funds in Part 5. Funds are allocated to activities that have the support of the governing body of the municipality in which it is located. If funds from any of the sources listed are the first commitment to an activity that requires multiple funding sources, all commitments must be in place before funds are spent.

FEDERAL SOURCES	AMOUNTS
CDBG	\$ 1,577,712
CDBG Projected FY10-11 Program Income	\$ 322,000
CDBG Excess Program Income from FY09-10	\$ 60,000
HOME	\$ 745,467
HOME Projected FY10-11 Program Income	\$ 210,000
HOME Excess Program Income from FY09-10	\$ 19,500
HOPWA	\$ 721,566
ESG	\$ 107,655
Total	\$ 3,763,900

HOME funds require an annual 25% match of funding. For FY 2010-2011, the \$187,623 match requirement will be met with the match balance from previous years. The HOME match carry forward balance is \$5,847,562 for FY 2009, as documented in the HCR match log.

OTHER SOURCES	AMOUNTS
County Funds	\$ 650,000
County Funds Program Income	\$ 170,000
Excess Program Income	\$ 69,837
Total	\$ 889,837

The following chart identifies funds for housing related activities that also come to Wake County, but are administered by entities other than Wake County Government:

OTHER FEDERAL FUNDING SOURCES	AMOUNTS
Low-Income Housing Tax Credits	\$4,251,600
Section 8 funds for Wake County	\$1,581,100
McKinney-Vento Act Funds	\$2,018,651
Total	\$7,851,351

Description of Funding Sources

Community Development Block Grant (CDBG) – The CDBG Program was created by the Housing and Community Development Act of 1974 and is administered by HUD. The purpose of CDBG is to improve communities by providing decent housing and a suitable living environment and expanding economic opportunities for low and moderate-income households (any individual or family with an income that is less than 80% of the area median income as defined by HUD). CDBG funds can be used for a wide range of housing and community development activities. These include repairing substandard housing, acquisition of property, demolition of dilapidated structures, helping families purchase homes, and improving and installing public infrastructure and facilities.

HOME Investment Partnerships Program (HOME) – HOME was created by the National Affordable Housing Act of 1990 and is administered by HUD. The program's purpose is to provide decent, affordable housing to low-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private-sector participation. The HOME grant requires a 25% matching contribution from a non-federal source. HOME funds are primarily used for affordable housing activities. These include new construction of affordable homes and apartments, and down payment and rental assistance.

Emergency Shelter Grant (ESG) – The ESG Program was created by the Homeless Assistance Act of 1987 and is administered by HUD. The intent of ESG is to serve as the first step in the continuum of assistance to enable homeless individuals and families to move toward self-sufficiency and to prevent homelessness. The ESG grant requires a 100% matching contribution from a non-federal source. ESG grant funds can be used to pay for homeless shelter operations, including staff costs and renovation.

Housing Opportunities for Persons with AIDS (HOPWA) – HOPWA was created by the 1992 AIDS Housing Opportunities Act and is administered by HUD. The HOPWA program addresses the specific needs of persons living with HIV/AIDS and their families by providing funds for housing, including rental assistance, and a wide range of support services, including case management and direct client assistance.

County Capital Improvement Plan (CIP) – The Wake County Board of Commissioners began allocating County CIP funds for affordable housing in 1999. This allocation is based on the recommendations outlined in the *Affordable Housing Task Force Report* that was accepted by the Board of Commissioners on September 7, 1999.

The statistical information in the *Affordable Housing Task Force Report* was updated in March 2003; however, the following recommendations remain unchanged from the original report:

1. Increase the number of families who purchase their first home. Create an additional 100 affordable single-family homes each year throughout the county for a period of five years. Since 2003, 22 units of single-family housing have been developed.

2. Increase the supply of affordable rental units. Create an additional 80-100 units each year throughout the county for a period of five years. To date, 1132 units have been developed.
3. Locate affordable housing near new public schools. Create 40-100 units near public schools each year for a period of five years (single-family homes, town homes or apartments).
4. Improve the existing stock of affordable housing by rehabilitating substandard owner- and renter-occupied units. Repair an additional 50 dilapidated housing units each year for a period of five years. Since 2003, 205 units have been repaired.
5. Provide services necessary to help families obtain and maintain affordable housing. Provide support services to 350 families each year. To date, support services are provided to 141 families annually through the targeted units program.
6. Consider changing local land use regulations, guidelines and practices to encourage the development of affordable housing units.
7. Improve the physical, public infrastructure of low-income communities over the next five years (e.g., pave or repair streets, install water and sewer lines, build or repair sidewalks). Since 2003, 11 sidewalks, five street paving projects, four community centers projects, one water and sewer project, a drainage project, and infrastructure for an affordable subdivision have been completed.
8. Create and enforce a minimum housing code throughout the county.
9. Consider the following: 1) Consolidating government housing programs into an independent agency serving all the jurisdictions in Wake County; 2) Creating a clearinghouse function for housing programs and resources; and, 3) Out-sourcing housing activities to private for profit and nonprofit vendors.

Program Income – The County receives program income in the form of loan repayments from HOME and CIP-funded housing activities. This program income is allocated to additional housing activities associated with the original funding source. For example, when the County receives a repayment on an affordable housing development loan that it made using HOME funds, the loan repayment is allocated to the affordable housing development loan program budget. These funds are then used to make additional loans.

Revolving Loan Fund – The County receives program income in the form of loan repayments from CDBG housing rehabilitation activities. These funds are allocated to additional housing rehabilitation activities. For example, when the County receives a repayment on a housing rehabilitation loan that it made using CDBG funds, the loan repayment is applied to the revolving loan fund. Revolving loan funds are allocated to the housing rehabilitation loan program budget. These funds are then used to make additional loans.

Carry-over – The County reprograms funds that are carried over from the previous year due to projects coming in under budget, projects that were canceled and unanticipated program income due to loan payoffs. The funds are reprogrammed and used for housing and public facilities projects the next year.

Low Income Housing Tax Credits (LIHTC) – The LIHTC directly subsidizes the development costs of low-income housing, but through the use of private equity rather than government dollars. A developer applies to the state to get an allocation of tax credits and sells the tax credits

to an investor. The developer uses the equity from the sale of the tax credits to build affordable housing for low and moderate income families. Low-income tax credits are allocated by the N.C. Housing Finance Agency.

Section 8 Funds for Wake County – These are funds that the HACW receives from the federal government for payment of rental subsidies for low-income families.

McKinney-Vento Act Funds Available through the Continuum of Care – These funds are awarded to area nonprofits and Wake County government through an annual application process to the HUD. The funds are for housing and services for homeless persons in Wake County. Members of the Wake County Continuum of Care work together to submit the application each year. For detailed information about current year awards, please see p. 67.

Description of Programs

Wake County's affordable housing program is administered through the Housing and Community Revitalization (HCR) Division of the Human Services Department. HCR operates the following four programs:

1. Housing Rehabilitation

The housing rehabilitation program has two different parts:

The Homeowner Rehabilitation program is for homeowners who earn at or below 80% AMI. This program works to repair major deficiencies and systems in the home, while bringing the home up to code. The assistance is in the form of a low-interest loan and can be deferred for elderly or disabled homeowners.

The Emergency Grant program is for homeowners who earn at or below 50% AMI and are in danger because of a problem with their home that needs to be fixed immediately. Eligible repairs include, but are not limited to: heating, well/septic, roof, and electrical hazards. Assistance is up to \$5,000 and is in the form of a grant.

2. Affordable Housing Development

Wake County provides funds for the development of new affordable rental and homeownership units. It works with for profit and nonprofit developers to fund rental units that are affordable to families earning at or below 40% AMI (less than \$30,000/year) and homeowner units that are affordable to families earning at or below 80% AMI (less than \$60,000/year). Assistance is generally in the form of low or no interest loans.

3. Vouchers

Wake County provides rental assistance for homeless persons with severe and persistent mental illness. The goal of the assistance is to give very low-income homeless disabled people access to stable housing.

4. Public Facilities Improvements

Wake County funds public facilities improvements in low-income neighborhoods around the county. These are improvements that increase the quality of life for residents and the overall community. Examples of public facilities projects funded in the past are: redevelopment of a vacant armory for a daytime and evening community center, street paving, water/sewer extension, drainage improvements, and acquisition of land for redevelopment as an affordable subdivision.

Leveraging

Federal funds will be used to leverage monies from private sources. The County partners with private for-profit and nonprofit developers to increase the pool of affordable housing options available to Wake County's low-income families. The primary mortgages or construction loans on these projects are typically from private lending institutions. Towns scheduled for public facilities projects participate with a minimum cash investment of 20% of the total project cost.

Definition of Affordable Housing

Affordable Housing means that:

- Housing is designated for low-income families
- Families pay rent and utilities
- Payments take no more than 30% of gross income

FY 2009-10 Income Limits for Wake County – 3/19/09								
Family size	1	2	3	4	5	6	7	8
Median	52,450	59,900	67,400	76,900	80,900	86,900	92,900	98,850
Low 80%	43,050	49,200	55,350	61,500	66,400	71,350	76,250	81,200
60%	32,280	36,900	41,520	46,140	49,860	53,520	57,240	60,900
Very Low 50%	26,900	30,750	34,600	38,450	41,550	44,600	47,700	50,750
40%	21,520	24,675	27,680	30,760	33,240	35,680	38,160	40,600
30%	16,150	18,450	20,750	23,050	24,900	26,750	28,600	30,450

Process of Selecting Projects for 2010-2011 Action Plan

The process of choosing which activities to fund begins with the **2010-2015 Consolidated Plan**. The **Consolidated Plan** is a five-year plan that identifies community needs and lists spending priorities for meeting those needs. The spending priorities established by the **2010-2015 Consolidated Plan**, which covers the period beginning July 1, 2010 through June 30, 2015, are:

High Priority:

- Renters 0 to 40% AMI
- Homeless individuals and families
- Non-homeless individuals and families with special needs

Medium Priority:

- Renters 41 to 50% AMI
- Homeowners 41 to 50% AMI

Low Priority:

- Renters 51 to 80% AMI
- Homeowners 51 to 80% AMI

Based on these priorities, staff prepares a preliminary budget which the Housing Committee reviews. The committee then recommends approval of the budget by the Human Services Board. The Housing Committee is comprised of representatives from the Wake County Human Services Board, the housing industry and the community. The budget and draft plan are reviewed by a consortium of town planners. The draft plan is endorsed by each of the town managers in the entitlement. The draft plan is presented to the Human Services Board and made available to the public for a 30-day review period. When the public review period ends, *the Action Plan* is presented to the Wake County Board of Commissioners for approval and submitted to the HUD field office in Greensboro for review and approval. Staff then prepares a Request for Proposals, and the Housing Committee reviews and recommends final proposals for development to the Board of Commissioners.

Homeless and Other Special Needs Activities

Support Circles

Wake County provides funds for a full-time Support Circle coordinator for homeless people who are a part of the Countywide Support Circles program. This program pairs homeless individuals and families with a support group or “Circle” comprised of members of a sponsoring congregation. The Circle supports the family as it works toward independence. Support Circles has served 119 people in 36 families since it started in July 2006. Seventy-eight of the people served are children. Thirty-six of the families have obtained permanent housing. There are 32 area congregations that have active Support Circles.

Update on Continuum of Care

The Wake Continuum of Care (WCoC), also known as the Partnership to End Homelessness, is a planning and action group made up of nonprofit housing service providers and government agency representatives. Its primary focus is to deliver housing and support services to homeless persons. The group meets bi-monthly in an effort to combat and eliminate homelessness and create a seamless, integrated system of housing and support services that minimizes gaps in service for all who are homeless.

The CoC was formed in 1995 to develop, analyze and strengthen Wake County’s homeless continuum of care system. The group’s goals are twofold:

- To provide a balance of emergency, transitional and permanent housing
- To develop services so homeless persons and families can make the critical transition from the streets to housing, jobs and self-sufficiency

The group identifies gaps, sets priorities and prepares the annual HUD SuperNOFA Continuum of Care grant application to HUD for funds to address homeless populations. In fall 2006, the Wake County Continuum of Care became a 501(c) 3 nonprofit organization. This allows it to raise funds to support HMIS and to be its own fiduciary agent for management of the funds. In January 2010, the Continuum of Care conducted a Point in Time count of the homeless and under-housed population in Wake County. The results are as follows:

2010 Point in Time Survey of Homeless Persons in Wake County

Total Homeless people during Point-in-Time Survey	1,126
Homeless people staying in temporary shelter	1005
Homeless people without shelter (i.e. on the streets)	121
Homeless people in families (including children)	281
Homeless children	170
Homeless individuals (not in families)	843
Homeless people with a history of domestic violence	33
Chronically homeless people	183
Homeless with a substance abuse problem	168
Homeless Veterans	107
Homeless with mental illness	43

Source: Wake Continuum of Care

During FY 2009, Wake County's Continuum of Care had five working planning committees. Descriptions of the committees and their work follow:

1. **Services and Supports Committee** – This committee's work has been focused on exploring the development of a 24/7 Stabilization, Assessment and Referral Center, where services to persons experiencing homelessness and others in need could be coordinated within our community. The committee is evaluating services that are needed and could potentially be located in the facility to provide adequate stabilization, assessment, and referrals. This committee has spent time laying the groundwork by working with agencies to develop a common assessment tool. They are working with local governments and service agencies to gain support for moving forward.
2. **Quality Management/Program Evaluation/NOFA Team** – The team is charged with keeping member agencies informed of best practices, enhancing the continuum's effort to provide coordinated services, and monitoring the success of these efforts. This team designs and maintains standard outcomes and submission procedures for programs applying for funding through the WCoC. This team addresses all issues regarding program evaluation and quality control of projects. The team also provides accurate data to support the WCoC. This team organizes and implements periodic Point In Time Counts, working with volunteers, police officers, and others. The team leads the development and implementation of the Community's HMIS. The team has contracted and continues to work with a vendor to fully implement this system.
3. **Partnership to End Homelessness Oversight Team** – The team's main objective is guiding the community's to ending homelessness through its Raleigh/Wake Partnership to End and Prevent Homelessness. Bi-monthly membership meetings and weekly oversight team meetings focus the team's implementation of the *Raleigh/Wake County 10-Year Plan to End Homelessness*. The partnership guides the collaborative efforts of its partners, setting the work agenda, monitoring community-wide progress, promoting its vision and helping to raise funds for implementation. These activities are ongoing throughout the year

as our WCoC responds to changes and progressions toward closing service and resource gaps.

4. **Employment and Education Committee** – This committee focuses on designing and implementing programs to improve employment opportunities for persons experiencing homelessness. These efforts include the Job Referral Program in which an employment liaison develops relationships between local businesses and homeless service providers that result in both filling an employment gap and hiring a homeless person. Another effort is the “Let’s Get to Work” effort, which raises funds to provide day care and transportation funding subsidy assistance to homeless and at risk individuals and families. Also, Wake County Human Services and Step-Up Ministries are partnering to introduce the “Heroes at Work” Homeless Veterans Training and Employment Program.
5. **Housing Committee of the Partnership to End and Prevent Homelessness** – This committee is an important action team of the *Raleigh/Wake County 10-Year Plan to End Homelessness*. Its primary objective is to increase the affordable housing supply for persons who are at 40% or below of Area Median Income. The committee explores housing initiatives and policy issues that relate to affordable housing development, and provides input to our local governments’ comprehensive planning processes. Members attend public meetings to give input to ensure that affordable housing development stays at the forefront of the issues associated with comprehensive planning. The committee’s 2010 priority issues include addressing regulatory and policy barriers, increasing local funding for affordable housing, and building community support and involvement.

In November 2009 the Wake County Continuum of Care received \$2,018,651 from the Continuum of Care Grant from the U.S. Department of Housing and Urban Development. These funds will be used for the following:

CASA, Inc., a Raleigh-based nonprofit, received \$50,176 in Supported Housing Program (SHP) funds. These are renewal funds for the operation of Aurora House, a residence for women in recovery.

CASA, Inc., a Raleigh-based nonprofit, received \$85,575 in Supported Housing Program (SHP) funds. These funds are for Oak Hollow, an apartment complex that houses homeless families with disabilities.

CASA, Inc., a Raleigh-based nonprofit received \$188,248 in Supported Housing Program (SHP) funds. These funds provide housing and support services for persons who are homeless with serious mental illness.

Haven House Services, a Raleigh-based nonprofit serving homeless youth, received \$104,660 in SHP funds for services for transitional housing which prepares pregnant and parenting young adults who are homeless for self-sufficiency.

Passage Home, Inc., a Raleigh-based nonprofit, received \$95,445 in SHP funds for “Hopes and Dreams” to assist homeless families – including ex-offenders and those who are not

working – to obtain permanent housing, increase life skills and income and to help families achieve greater self determination and self sufficiency.

Passage Home, Inc., a Raleigh-based nonprofit, received \$156,325 in SHP funds for Ruth's House permanent housing. This program provides permanent housing to formerly homeless families and single women who have graduated from Passage Home's transitional housing programs.

Passage Home, Inc., a Raleigh-based nonprofit, received \$35,809 in SHP funds for "Job's Journey" permanent housing. This program provides permanent housing to formerly homeless families and single women who have graduated from Passage Home's transitional housing programs.

Passage Home, Inc., a Raleigh-based nonprofit, received \$110,307 in SHP funds for "Essential Services" to assist homeless families including ex-offenders and to obtain permanent housing, increase life skills and income and to help families achieve greater self determination and self sufficiency.

Wake County Human Services received \$55,125 in SHP funds for psychiatric outreach. This program provides psychiatric services to homeless individuals with a serious mental illness served by the agency's Projects for Assistance in Transition from Homelessness (PATH) and Community Outreach Team.

Wake County Human Services received \$924,060 in renewal funds for its merged Shelter Plus Care rental subsidy program for single adults with severe and persistent mental illness and/or co-occurring mental illness and substance abuse issues.

Wake County Human Services received \$47,808 SHP funds for the position of Veterans Service Officer at the South Wilmington Street Center. This position works with homeless veterans who are staying at the shelter to get them the benefits to which they are entitled.

Wake County Human Services received \$165,113 in SHP funds for psychiatric outreach, treatment and support services. This program provides psychiatric services to homeless individuals with a serious mental illness served by the agency's Community Outreach Team.

2010-2011 Continuum of Care Application

The WCoC will apply for FY 2010-11 funds to continue current programs and to obtain additional funds for the development of permanent housing units and accompanying support services for homeless persons who are disabled. The Continuum of Care will submit an application in response to the HUD SuperNOFA in summer 2010.

Homeless Persons with Special Needs

Wake County Human Services provides housing and support services to homeless persons with special needs. Wake County provides 25 County-funded rental subsidies for homeless, mentally ill persons.

Preventing Homelessness

Wake County Housing Division was awarded Homeless Prevention and Rapid Re-Housing Program Funds (HPRP) by HUD. HPRP is a new program that assists families and individuals who are facing imminent threat of homelessness and earn below 50% of AMI. Wake County Human Services also prevents homelessness by making emergency rent payments to persons who receive eviction notices, paying utility bills, providing rental deposits and/or paying the first month's rent.

Performance Measurement and Management

Performance measurement is the regular, systematic collection, analysis and reporting of data that tracks resources used, work produced and whether specific outcomes were achieved. The system includes:

- Activities: the programs used to serve the needs of the community
- Objectives: describe the purpose of the program activities
- Outcomes: the benefits and impacts that result from the program
- Indicators: benchmarks Wake County will use to measure the effectiveness and efficiency of its programs

Using the indicators contained in the priority needs of this section, a yearly analysis and report of the progress toward outcomes will be included in *the Consolidated Annual Performance and Evaluation Report* (CAPER), as required by the HUD. This information will be used to make any needed changes to programs.

Public Housing

The HACW is implementing a program to provide counseling and training to renters to ensure better housing opportunities. The Housing Authority plans to expand housing opportunities through its first time homebuyer program, which uses Section 8 certificates with a homeownership program. The HACW plans to hold quarterly meetings with local landlords in an effort to recruit additional participants. It also plans to provide additional training to low-income families to assist in attaining employment.

The Housing Authority of the County of Wake is in the process of writing its five-year-plan Plan. It will be creating new Residents' Councils and will be adding on-site management to its larger public housing complexes. A travelling manager will visit the smaller sites on periodic rounds. In addition, the Housing Authority is building a website to facilitate public access to the housing options.

The Executive Director is building partnerships to bring needed services to residents to help them become self-sufficient.

The HACW is not designated as "troubled" by HUD.

Anti-Poverty Strategy

Wake County Human Services implements the following programs to assist the low-income population in achieving economic self-sufficiency:

Work First – Work First is a self-sufficiency strategy developed by Wake County Human Services to address the needs of very low-income families. Work First serves approximately 3,500 families, providing temporary financial assistance and supportive services such as day care, transportation, training opportunities, Medicaid and set-asides for affordable housing units.

Supportive Housing Team – The Supportive Housing Team provides referral to those who require services to maintain independent housing. It also sponsors and teaches the Ready to Rent program throughout the county. The Ready to Rent curriculum teaches attendees about being a good renter, this in turn, helps people stay in stable housing and allows them to build favorable rental history. This program enables people to maintain decent, safe and affordable housing, thereby increasing the chances that they will be able to stabilize other areas of their lives, such as employment and health.

Supportive Employment – This program assists the disabled in finding and maintaining employment. Additional services include on-site vocational evaluation, career counseling and skills training.

CasaWorks – This program provides up to one year of housing and 24-hour case management for up to eight women, typically with children, who are recovering from substance abuse. CasaWorks helps reinforce job skills and child rearing skills to ensure the mother's ability to keep her family unit intact. CasaWorks assists with job placement and provides services to combat slipping back into addiction.

Homeless Prevention and Rapid Re-housing Program – This program assists families and individuals who are in imminent threat of becoming homeless or are recently homeless. It helps them stabilize in housing for the long-term.

Affirmatively Furthering Fair Housing

Wake County affirmatively furthers fair housing by providing choice to consumers. The County subsidizes a variety of types of housing in various locations. Wake County partners with lenders to finance apartments for low-income families in most of the municipalities. With federal housing funds, developers have built apartment complexes in Apex, Cary, Fuquay-Varina, Garner, Knightdale, Wake Forest, Raleigh and Zebulon. Financing apartment complexes throughout the county gives families a choice of where they want to live rather than limiting them to one area.

Wake County sponsors fair housing training for residents and for owners/managers of rental housing annually. Owners/managers of county-funded rental units are required to attend

annually. The N.C. Human Relations Commission presents the workshops.

Wake County has hired a consultant who is currently preparing an updated ***Analysis of Impediments***. The analysis will discuss actions to address underserved needs and remove barriers to affordable housing.

Actions to Address Underserved Needs/Remove Barriers to Affordable Housing

Wake County Human Services' Supportive Housing Team offers two types of assistance:

- Information/Referral
- Housing Education

Low-income families and individuals are provided with information to help increase their chances of finding affordable housing, to better navigate the maze of housing options and to provide a housing continuum of units paired with services to support families transitioning from one phase of housing to another.

In the Ready to Rent Program, a trainer prepares consumers to overcome barriers to rental housing. The program educates families and individuals about their rights and responsibilities for renting housing. Specific steps are outlined toward improving credit issues, budgeting, goal setting, and changing past behaviors. Upon completion of the six-week course, participants receive a certificate and are paired with a housing provider who participates in the program. The housing provider agrees to provide a safe, decent affordable unit to the Ready To Rent Graduate. This program has been successful in creating a “win-win” relationship by filling vacant units with hard-to-house consumers.

Actions to Foster and Maintain Affordable Housing

Wake County's housing rehabilitation program serves to maintain and foster affordable housing. Details of the housing rehabilitation description can be found in the CDBG section on p. 77. All multifamily developments funded by Wake County HCR are monitored annually to ensure that the developments are following federal regulations and remain safe, decent and affordable.

Actions to Evaluate and Reduce Lead-Based Paint Hazards

Wake County HCR is actively involved in reducing lead based paint hazards in all federally funded housing rehabilitation projects, pursuant to the HUD Safe Housing Rule 24 CFR 35. This regulation went into effect in Fall 2000 and directs funding recipients to inspect for lead-based paint hazards in all dwellings built prior to 1978. HCR employs a qualified risk assessment firm to perform an inspection and risk assessment on all pre-1978 rehabilitation projects. This methodology follows guidelines for investigating dwellings, as included in HUD's ***Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing***.

Recommendations are made from the testing based on summary findings, and the level of lead hazard reduction activity is determined prior to bidding projects for lead remediation. The amount of funding for each project determines which method of lead hazard reduction to pursue, which may include an interim control measure or a full abatement measure. All lead hazard abatement activities are performed by a certified abatement contractor. General Contractors bidding on housing rehabilitation projects must have completed the Lead Safe Work Practices training. Once lead reduction work and all rehabilitation work have been completed, a lead clearance test is conducted to declare the dwelling safe for occupancy.

Actions to Develop Institutional Structures

The ***Raleigh/Wake County 10-Year Plan to End Homelessness*** was released in February 2005 with the goal of reorienting the homeless services system from one that manages homelessness to one that prevents and ends homelessness. The plan has five objectives toward that goal: prevention, engagement, housing, employment/education, and services/supports. Wake County HCR can support the objective of housing through its programs. One of the plan's key strategies for housing is increasing the supply of permanent, affordable housing for individuals and families earning at or below 40% AMI. This aligns with the goal of HCR's program to provide safe, decent, affordable housing to the low-income citizens of Wake County.

Wake County will continue to work closely with developers of affordable housing to produce good quality housing for the various priority populations. The relationship between nonprofit and for profit entities has increased over the years and will continue to grow.

Actions to Enhance Coordination Between Public and Private Housing And Social Service Agencies/Actions To Foster Public Housing Improvements And Resident Initiatives

Wake County continues to participate in discussions with the HACW, the Raleigh Housing Authority and City of Raleigh Community Development Department. These discussions revolve around best serving the community and common interests in housing. The meetings offer the opportunity for sharing of perspectives and insight. The following programs exemplify partnerships.

HUD VASH Vouchers

A partnership exists between Wake County Housing, the HACW and the Veterans Administration for the HUD-Veterans Affairs Supportive Housing (VASH) vouchers. HUD-VASH vouchers are specifically for veterans and their families and are provided by the Veterans Administration (VA). They are administered by the HACW. Referrals are made by the County's Director of the South Wilmington Street Center, a shelter and program for homeless men. A veteran is referred to the VA by the center and if he/she is qualified, the Housing Authority will issue a voucher. At the present time, 105 vouchers are given to veterans.

Raleigh-Wake Partnership to End Homelessness

The Raleigh-Wake Partnership to End Homelessness is responsible for implementing the ***10-Year Plan to End Homelessness***. The Partnership works with the Raleigh Housing Authority to set aside Section 8 vouchers for eligible participants of one of the Partnership initiatives, The Circles of Support. Discussions have been held in the past with the HACW about coordination for vouchers for eligible participants of the Circles of Support program.

The Targeting Program

The Targeting Program is a partnership among the N.C. Department of Health and Human Services (DHHS), the N.C. Housing Finance Agency (NCHFA), Wake County Human Services Division of Housing and local human service agencies. Since 2002, the Targeting Program has provided over 180 units of housing in Wake County linked with supportive services to disabled persons whose income is less than 30% of AMI and are receiving some type of disability assistance.

To be eligible, individuals must be receiving Social Security Income (SSI), Social Security Disability Insurance (SSDI) or Veteran's Assistance. The rental portion paid by a tenant in a Targeted Unit is a percentage of his or her household income (10 to 25%), and the percentage is determined by the size of the unit that is rented. The balance of the rent payment is provided through Key Funding (a NCHFA and DHHS funding mechanism) or project-based rental assistance.

Coordination takes place with the HACW and the Raleigh Housing Authority because residents of Targeted Units may be placed on Section 8 Voucher waiting lists. When a voucher becomes available, this individual's rent switch from Targeting Program funding to a Housing Authority Section 8 Voucher.

Monitoring

Wake County Program Progress and Monitoring (July 2010 – June 2011)

The County will monitor the progress of its CDBG, HOME and CIP funded activities to ensure that they are implemented effectively and in a timely manner. The County monitors its activities consistently over the course of a given year using the methods listed in this section. The County's Housing and Community Revitalization staff is responsible for the majority of these monitoring activities. The County's Budget, Finance and Human Services Department staff provides monitoring support (mainly on financial matters). The county attorney also provides advice on legal matters.

Overall Program Monitoring

Staff meets on a regular basis to review program progress — formally every week and informally on a project-by-project basis. ***The 2010-2015 Consolidated Plan*** and the annual ***Action Plan*** serve as the foundation for the division's yearly Work Plan. ***The Work Plan*** identifies staff responsible for individual programmatic outcomes (e.g., rehabilitating substandard homes occupied by low-and moderate-income families). The HCR staff reports on CDBG and HOME funded activities on a monthly and quarterly basis as part of the Human Services Department's report to the county manager, the Human Services Board and the Wake County Board of Commissioners. Finally, HCR staff prepares the annual CAPER and publishes

a notice of its availability to the public in the *Raleigh News & Observer*, the *Carolinian* and *Que Pasa*.

CDBG Monitoring

The County monitors CDBG-funded housing rehabilitation, down payment assistance, relocation, and property acquisition on a case-by-case basis (to determine eligibility and meet other regulatory requirements). Each loan customer, relocatee or property is tracked individually through case files. Staff manages and tracks all rehabilitation and down payment assistance loans within two centralized software databases: Community Development Manager for historical and loan servicing purposes and Microsoft Excel for monitoring day-to-day progress.

Staff monitors CDBG-funded community revitalization projects, such as public facilities improvements, on a case-by-case basis. These projects typically require cooperation between the participating municipalities, community residents, private contractors and the County. The terms of cooperation are handled through a Subrecipient Agreement between the County and the municipality or the partnering nonprofit organization.

Staff monitors CDBG administrative expenses on a monthly basis and program income receipts on a weekly basis.

HOME Monitoring

Wake County monitors its HOME-funded development projects annually to ensure rental and homeownership units remain decent and affordable. Its monitoring activities will also serve two additional purposes: 1) ensure that HOME funds are spent efficiently and effectively and according to program regulations; and 2) that HOME funded projects are serving income eligible households and are well maintained.

Monitoring will occur in two phases:

- 1) Monthly after HOME funds have been awarded (Award/Construction Phase)
- 2) Annually after the units have been rented (Lease-up/Affordability Period)

Monitoring during Award/Construction

The County will undertake the following activities monthly during this period:

- Evaluate requests for payments (ensure that requests are for HOME-eligible activities and are appropriately documented)
- Visit project site(s) during construction to view construction techniques and interview employees for Davis-Bacon requirements

Monitoring during Lease-Up/Affordability

The County will undertake the following activities annually during this period:

- Send HOME income limits/rents to developers — prior to lease-up and on an annual basis through affordability period
- Check leases and other written documents supplied by developer to ensure compliance with HOME regulations
- Visit project sites to review tenant files and inspect units to ensure participant eligibility and unit condition

- Consult with other lenders participating in the project such as the North Carolina Housing Finance Agency (NCHFA) and the City of Raleigh to compare records and discuss compliance issues
- Obtain rent rolls monthly and audits annually and review both for compliance

HOME Community Housing Development Organizations

The County shall use CPD notice 97-11 guidelines and attachment A to certify **Community Housing Development Organizations** (CHDOs), which are private, nonprofit community-based housing organizations that have the capacity to develop affordable housing within the communities they serve. The same guidelines will be used to review CHDOs annually to ensure eligibility. Once CHDOs have been reviewed annually, the County will issue a re-certification letter to all eligible CHDOs. The County shall monitor the progress of CHDOs funded through terms of the written agreements. County and CHDO staff shall meet on an as-needed basis to discuss project implementation.

List of Public Facilities Projects

The list below shows the public facilities projects that are intended to be funded in FY 2010-2011 under the *2010-2015 Consolidated Plan*.

Town	Project	Estimated Cost	Maximum CDBG Contribution	Required Match (20% minimum)	Number of Families Assisted
Apex	First Street improvements	\$425,334	\$340,267	\$85,067	100
Wendell	Education Foundation purchase and renovation of building	\$220,000	\$55,000	\$165,000	1500 children
Zebulon	Children's Playground improvements	\$342,182	\$273,746	\$68,436	100 families
Zebulon	Boys and Girls Club building	\$2,200,000	\$550,000	\$1,650,000	1000 children

**Projects are being funded in FY10, see the CDBG portion of this plan, p. 77.*

PART 1 – Community Development Block Grant FUNDED ACTIVITIES

Wake County expects to receive \$1,577,712 in Community Development Block Grant (CDBG) funds for FY 2010-11. Program income generated from activities funded in previous years is expected to add \$382,000 in revenue; this will be put in a revolving loan fund to be used for additional housing rehabilitation activities. Wake County HCR receives program income from loan payments and loan payoffs. Grant funds and program income bring total revenue to \$1,959,712. The tables to the right summarize CDBG revenue and expenditures proposed for FY 2010-11. A summary of each activity follows.

Revenue

Expected Grant	\$ 1,577,712
Projected FY10-11 Program Income	\$ 322,000
Excess Program Income from FY09-10	\$ 60,000
Total	\$1,959,712

Expenditures

Administration	\$ 283,988
Housing Rehabilitation	\$ 434,000
Public Facilities	\$ 1,136,724
Homeless Employment Initiative	\$ 105,000
Total	\$ 1,959,712

The County allocates CDBG funds to activities that have the support of the governing body of the municipality in which it is located. If CDBG funds are the first commitment to an activity that requires multiple funding sources, all commitments must be secured before CDBG funds are spent. The tables to the right summarize CDBG revenue and expenditures. A summary of each activity follows.

Performance Measurement and Management

Performance measurement is the regular, systematic collection, analysis and reporting of data that tracks resources used, work produced and whether specific outcomes were achieved. The system includes:

- Activities: the programs used to serve the needs of the community
- Objectives: describe the purpose of the program activities
- Outcomes: the benefits and impacts that result from the program
- Indicators: benchmarks Wake County will use to measure the effectiveness and efficiency of its programs

Using the indicators for each activity contained in this section, a yearly analysis and report of the progress toward outcomes will be included in the Consolidated Annual Performance and Evaluation Report (CAPER), as required by HUD. This information will be used to make any needed changes to programs.

1 Program Income: Equals expected payments from loans made using CDBG funds.

CDBG EXPENDITURES

A. ADMINISTRATION

Up to 20% of the CDBG grant can be used for administrative costs, including staff salaries, indirect costs, professional fees, advertising, staff training and equipment. For FY 2010-11, a total of 18% or \$283,988 is budgeted for grant administration.

B. HOUSING REHABILITATION

Wake County plans to spend \$434,000 in CDBG revolving loan funds to help approximately seven to 12 homeowners repair their sub-standard houses and 10 homeowners with emergency grants (\$52,000 of CDBG funds will be used for salaries). The program's main purpose is preventing or correcting health and safety problems in homes owned and occupied by families earning less than 80% of AMI in Wake County (currently \$61,800 for a family of four) as defined by the HUD. The housing rehabilitation program will help to improve the quality of existing supply of safe affordable housing for families at this income level.

Low-income households throughout Wake County – outside Raleigh, Cary and Holly Springs – may apply for these funds. The national objective met by this activity is low-moderate income housing 570.208 (a)(3). All families served by the rehabilitation program will be qualified as low-income in accordance with the HUD standards. Wake County operates this program on a scattered site basis.

Performance Measurement and Management-Homeowners

Objective: Decent Housing

Outcome: Sustainability for the purpose of providing decent affordable housing

Indicator: Owner occupied units rehabilitated or improved

- Total number of units to be rehabilitated: 22 units
- Number affordable: 22 units
- Number improved from a substandard condition: 12 units

C. PUBLIC FACILITIES

The public facilities activities in this action plan are based upon requests submitted by the towns working with their low-income communities. During the 2010 consolidated planning process the towns identified and ranked public facilities projects. Housing and Community Revitalization staff reviewed the projects to ensure that:

- They would benefit low-income families
- They were an eligible CDBG expense according to HUD regulations
- Alternative funds are not available to fund the project

Activities that met these thresholds were included on a public facilities project list in the ***2010-2015 Consolidated Plan***. The activities below are taken from that list.

Projects must benefit low and moderate-income families and require a 20% cash match from the municipality in which they are located. A total of \$1,433,467 in CDBG funds is budgeted for FY2010 projects: \$1,290,227 from the current year budget and \$143,240 of this will come from prior year savings on public facility projects. An additional \$65,951 in CDBG funds is budgeted for project delivery costs associated with project management and staff time for the projects.

1. Apex – First St. Improvements

A total of \$340,267 in CDBG funds is slated for 1,070 lf. of paving, curb, gutter, and sidewalk on First St. between Lynch St. and W. Williams St. (see map p.78). The street improvements will make it safe for pedestrians to walk along the street and provide pedestrian access to the West St. Park. The Town of Apex is contributing \$85,067. Total project cost is estimated at \$425,334.

Block Group: 0534.03-4

CDBG Cost: \$340,267

Funds: CDBG

National Objective: Area Benefit 570.208(a)(1) – 100 families (Survey)

Targeted Completion Date: June 30, 2011

Performance Measurement and Management

Objective: Suitable Living Environment

Outcome: Sustainability for the purpose of creating suitable living environments

Indicator: 100 families will have new access to sidewalks and street improvements

2. East Wake Education Foundation

A total of \$55,000 in CDBG funds is budgeted for assisting the E. Wake Education Foundation in the purchase of its building. The purchase of the building will enable the organization to expand its services and save in monthly rental payments. The building is located at 16 E. Fourth St. in Wendell (see map p.82). The space purchased by the E. Wake Education Foundation will be a total of 3,200 sq. ft. The foundation currently serves 1,500 preschool children per year and their families. The goal of the services is to assist children in eastern Wake County who have no opportunity for a preschool experience in becoming ready for school. The East Wake Education Foundation is contributing \$130,000. The total project cost is estimated at \$220,000.

Block Group: 0544.01-3

CDBG Cost: \$55,000

Funds: CDBG

National Objective: Limited Clientele 570.208(a)(2) –1,500 families
Targeted Completion Date: June 30, 2011

Performance Measurement and Management

Objective: Suitable Living Environment

Outcome: Sustainability for the purpose of creating suitable living environments

Indicator:

Number of children and families served: 1,500

3. Zebulon – Children's Playground Improvements

A total of \$273,746 in CDBG funds is slated for improvements to the Children's Playground at the Zebulon Community Park which includes construction of restroom facilities, new play equipment, new playground surface, improved site drainage, improved access to the playground, landscaping and a short section of stream restoration. \$130,506 will come from FY10 CDBG funds and the remaining \$143,240 will come from savings in prior year public facilities projects. The Zebulon Community Park is located on Arendell Avenue (see p.83), adjacent to the Davis Armory, which is newly renovated as a community center. The County contributed CDBG funds to the Armory renovations, as well. The Town of Zebulon is contributing \$68,436 to the playground upgrades. Total project cost is estimated at \$342,182.

Block Group: 0543.02-3 (Census)

CDBG Cost: \$273,746

Funds: CDBG

National Objective: Area Benefit 570.208(a)(1) – 100 families

Targeted Completion Date: June 30, 2011

Performance Measurement and Management

Objective: Suitable Living Environment

Outcome: Sustainability for the purpose of creating suitable living environments

Indicator: Number of families assisted with playground improvements: 100

4. Zebulon Boys and Girls Club

The Boys and Girls Club of Wake County requested \$550,000 in CDBG funds to assist with the construction of a new building for the Zebulon Boys and Girls Club. The existing building is a small, portable unit on the grounds of Zebulon Middle School. The Boys and Girls Club has a donated site located on Shepard School Road in Zebulon (see map p.89). The new building will cost approximately \$2.3 million and will be 15,000 sq. ft. The Boys and Girls Club is open to any child; however, a majority of the children served by the Zebulon Boys and Girls Club are

low-income. The Zebulon Boys and Girls Club currently has over 400 members; however, average daily attendance is around 100 children. The new building will enable the Boys and Girls Club to serve 1,000 children per year.

Block Group: 0544.01-3

CDBG Cost: \$550,000

Funds: CDBG

National Objective: Limited Clientele 570.208(a)(2) –1,000 children

Targeted Completion Date: June 30, 2011

Performance Measurement and Management

Objective: Suitable Living Environment

Outcome: Sustainability for the purpose of creating suitable living environments

Indicator: Number of children served: 1,000

E. HOMELESS EMPLOYMENT PROGRAM

Wake County plans to use \$100,000 for a homeless employment program. The program will assist at least 40 homeless people from the South Wilmington Street Center and Cornerstone Day Services Center obtain employment. The program will provide basic job skills training to participants, and then will place the participants with local business partners for job training internships. The internships will allow the participants to develop skills in specific trades, which they can use to secure permanent employment, either with the business partner or elsewhere. A key to securing permanent housing is the ability to pay for it. The employment program will help homeless, unemployed persons take the first step toward being self sufficient and permanently housed.

Performance Measurement and Management

Objective: Economic Opportunity

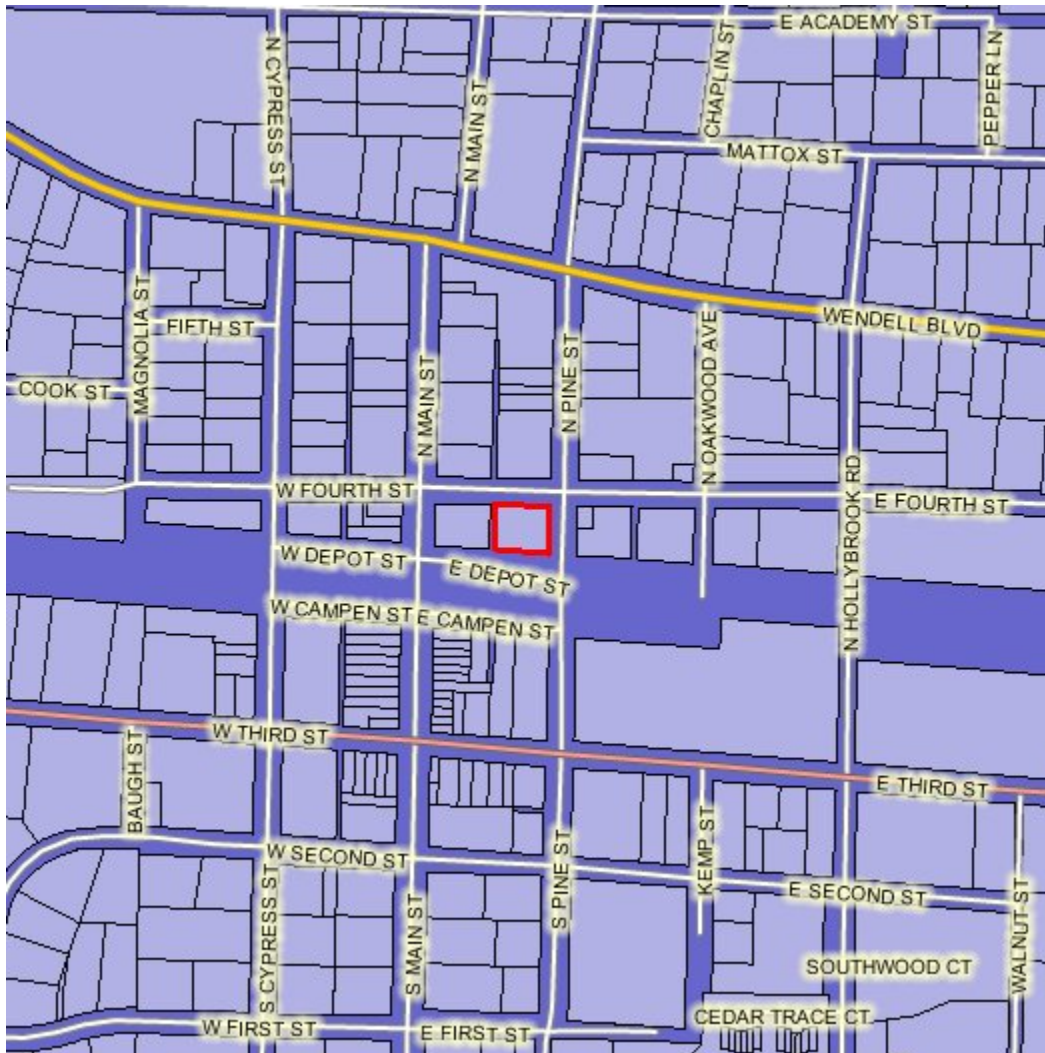
Outcome: Accessibility for the purpose of creating economic opportunities

Indicator: Number of people assisted with the employment program: 40

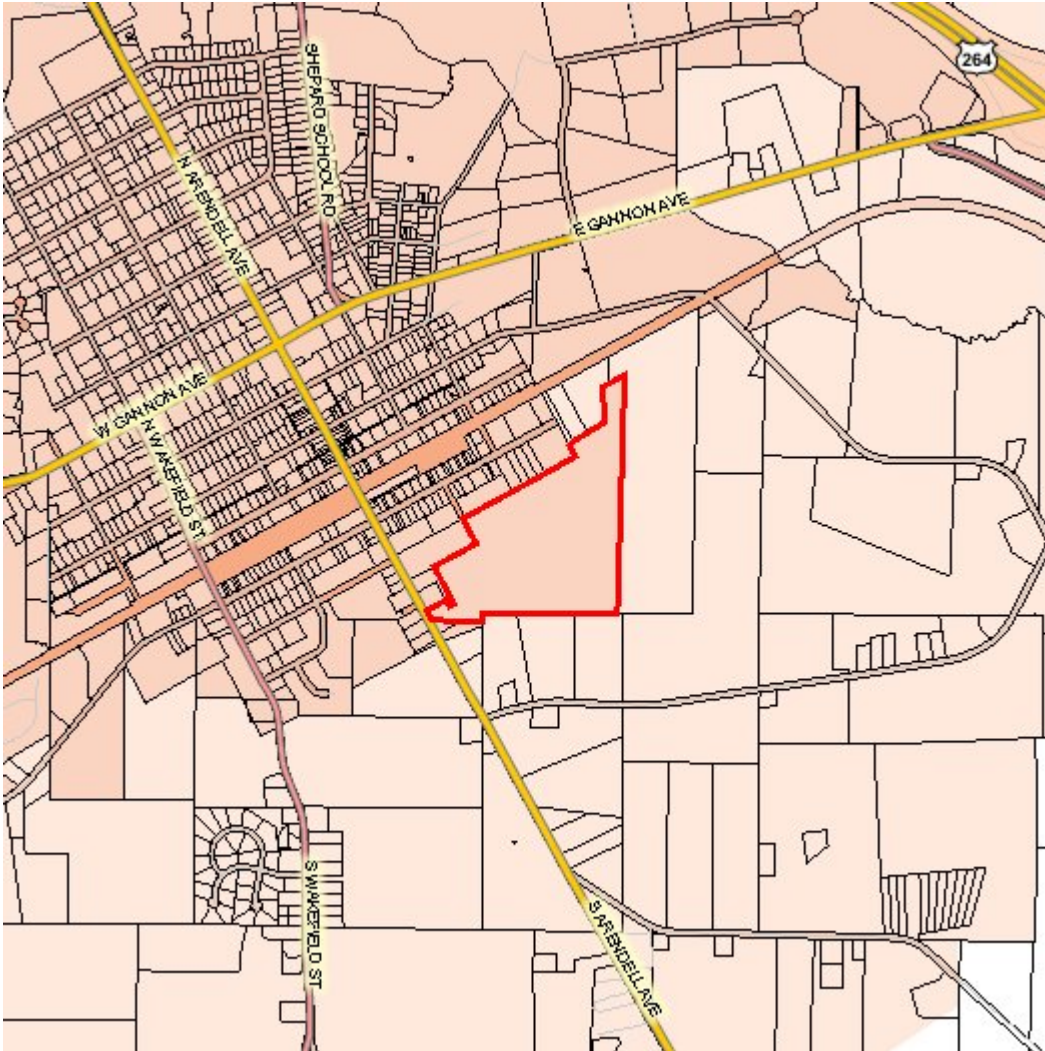
First Street Improvements Location Map



East Wake Education Foundation Location Map



Zebulon Children's Playground Location Map



Zebulon Boys and Girls Club Location Map



PART 2 – HOME FUNDED ACTIVITIES

Wake County expects to receive \$745,467 in HOME funds for FY 2010-11. Program income generated from activities funded in previous years is expected to add \$229,500 to the budget. Wake County HCR receives program income from loan payments and loan payoffs, which brings the total program budget to \$974,967.

The County allocates HOME funds to activities that have the support of the governing body of the municipality in which it is located. If HOME funds are the first commitment to an activity that requires multiple funding sources, all commitments must be secured before HOME funds are spent. The tables to the right summarize HOME revenue and expenditures. A summary of each activity follows.

Revenue

Expected Grant	\$ 745,467
Projected FY10-11 Program Income	\$ 210,000
Excess Program Income from FY09-10	\$ 19,500
Total	\$ 974,967

Expenditures

Administration	\$ 74,546
CHDO	\$ 111,820
Affordable Housing Development	\$ 788,601
Total	\$ 974,967

Performance Measurement and Management

Performance measurement is the regular, systematic collection, analysis and reporting of data that tracks resources used, work produced and whether specific outcomes were achieved. The system includes:

- Activities: the programs used to serve the needs of the community
- Objectives: describe the purpose of the program activities
- Outcomes: the benefits and impacts that result from the program
- Indicators: benchmarks Wake County will use to measure the effectiveness and efficiency of its programs

Using the indicators for each activity contained in this section, a yearly analysis and report of the progress toward outcomes will be included in the ***Consolidated Annual Performance and Evaluation Report*** (CAPER), as required by HUD. This information will be used to make any needed changes to programs.

Recapture Provision

Wake County uses deed restrictions to ensure affordability for all loans for affordable housing. This ensures that Wake County recoups all of the HOME assistance to a property if it does not continue to be the principal residence of the family for the duration of the period of affordability. The period of affordability is based upon the total amount of HOME fund invested in the property. One hundred percent of the HOME investment is recaptured upon the sale of the HOME assisted project. The indebtedness is secured with a Promissory Note and Deed of Trust.

Wake County Housing does not use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

To ensure the inclusion of minority and women owned businesses to the maximum extent possible, Wake County's Request for Proposals for expenditures of HOME funds are advertised in two local minority owned newspapers: *The Carolinian*, an African American community publication, and *Que Pasa*, a Latino community publication.

HOME EXPENDITURES

A. Administration

A total of \$74,546 or 10% of the total HOME grant is set aside for administrative expenses. This will cover the cost of staff time to implement activities funded using HOME funds.

B. Community Housing Development Organization Set Aside

Each local government that receives HOME funding is required to set aside at least 15% of the total grant for a Community Housing Development Organization (CHDO); this is a total of \$111,820. They undergo a qualifying and certification process to achieve the status of CHDO and to receive these special set aside HOME funds. These funds will subsidize the development of approximately 4 units of housing for households earning at or below 40% of AMI (currently \$30,750 for a family of four).

Performance Management and Measurement

Objective: Decent Housing

Outcome: Affordability for the purpose of providing decent affordable housing

Indicator: New rental units constructed

- Total number of units: 4
 - Number affordable: 4 at or below 40% AMI
 - Number section 504 accessible: 0
 - Number of years of affordability: 20-30

C. Affordable Housing Development

A total of \$900,421 will be spent on affordable housing development. (\$37,243 of this will be spent on Affordable Housing salaries.) The funds will be used to create both multi-family and single family affordable housing within Wake County. These funds will subsidize the development of approximately 30 units of housing for households earning at or below 40% of AMI (\$30,750 for a family of four). Projects will be selected through the RFP process in fall 2010. The Wake County Board of Commissioners will approve all loans for developments.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Affordability for the purpose of providing decent affordable housing

Indicator: New rental units constructed

- Total number of units: 29
 - Number affordable: 29 at or below 40% AMI
 - Number section 504 accessible: 0
 - Number of years of affordability: 20-30

PART 3 – COUNTY FUNDED ACTIVITIES

The anticipated County Capital Improvements Plan (CIP) component of the Housing and Community Revitalization budget for County FY 2009-10 totals \$820,000. HCR expects to receive \$650,000 in County CIP funds for FY 2010-11. Wake County HCR receives program income from loan payments and loan payoffs. Grant funds and program income bring total revenue to \$889,837. The availability of funds is contingent upon approval of the County's FY 2010/2011 budget. The County allocates CIP funds to activities that have the support of the governing body of the municipality in which it is located. If CIP funds are the first commitment to an activity that requires multiple funding sources, all commitments must be in-place before CIP funds are spent.

Revenue

CIP Funds	\$ 650,000
Projected FY10-11 Program Income	\$ 170,000
Excess Program Income from FY09-10	\$ 69,837
Total	\$ 889,837

Expenditures

Affordable Housing Development	\$ 481,253
Rental subsidies for persons with a mental illness	\$ 192,000
Support Circles coordinator position	\$ 59,174
Rental subsidies for Dorothea Dix frequent users	\$ 157,410
Total	\$ 889,837

COUNTY EXPENDITURES

A. Affordable Housing Development

A total of \$481,253 will be spent on affordable housing development. These funds will be used to create both multi-family and single family affordable housing within Wake County. These funds will subsidize the development of approximately 19 units of housing for households earning at or below 40% of AMI (\$30,750 for a family of four). Projects will be selected through the RFP process in FY2010. The Wake County Board of Commissioners will approve all loans for developments.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Affordability for the purpose of providing decent affordable housing

Indicator: New rental units created

- Total number of units: 19
 - Number affordable: 19 at or below 40% AMI
 - Number section 504 accessible: 0
 - Number of years of affordability: 20-30

B. Rental Subsidies for persons with a mental illness

A total of \$192,000 in County CIP dollars will fund 25 rental subsidies specifically for persons earning at or below 50% of AMI (currently \$38,450 for a family of four) with a severe and persistent mental illness. The subsidies were first funded with County funds in FY07. The subsidies were funded as a way to fill the gap for affordable housing for persons disabled by mental illness. The imminent closing of Dorothea Dix mental hospital and the subsequent deinstitutionalization of persons with mental illness have led to this need.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Affordability for the purpose of providing decent affordable housing

Indicator: 25 rental subsidies

C. Support Circles Coordinator position

\$59,174 is allocated for the Support Circles coordinator position. The Support Circles program is an initiative of the *Raleigh/Wake County 10-Year Plan to End Homelessness*. The goal of the Support Circles program is to empower low-income families who are homeless to acquire skills necessary for finding long term, self-supporting employment and housing while enhancing and improving their quality of life. Each Support Circle is composed of members of a sponsoring congregation. The Circle supports the family as it works toward independence.

The Support Circles coordinator acts as a liaison between the homeless families, the congregations and the case manager. The coordinator also trains support circles at participating congregations and recruits new congregations to form new support circles. This model was used to help victims of Hurricane Katrina transition from living in the shelter to living in the community. Support Circles has served 119 people in 36 families since it started in July 2006. Seventy-eight of the people served are children. Thirty-six of the families have obtained permanent housing. There are 32 area congregations that have active Support Circles.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Accessibility for the purpose of providing decent affordable housing

Indicator: 30 families will become part of a support circle in FY 10-11

D. Dorothea Dix frequent users rental subsidies

\$157,410 is allocated for 15 rental subsidies for people who frequently use Dorothea Dix hospital inpatient services. The subsidies will help to stabilize the recipients, who will then work with LME service providers. It is anticipated that the recipients' mental illness will stabilize and they will experience a more stable and better quality of life. If the recipients are using inpatient services less, then it will be less costly to serve them.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Affordability for the purpose of providing decent affordable housing

Indicator: 15 rental subsidies

PART 4 – HOPWA FUNDED ACTIVITIES

Housing Opportunities for Persons with AIDS (HOPWA) is authorized by the AIDS Housing Opportunity Act to provide housing and support services to eligible participants. The HOPWA program is designed to provide long-term comprehensive strategies for meeting the housing needs of persons living with acquired immunodeficiency syndrome and their families who have low incomes (defined as at or below 80% of the area's median income). HUD allocates HOPWA entitlement funds using a formula that examines the number of reported cases of AIDS as compared to an area's overall population.

In 2002, the City of Raleigh requested and Congress approved the transfer of HOPWA formula allocations to Wake County. Wake County now manages the HOPWA allocation for the Raleigh-Cary Metropolitan Statistical Areas (MSA) which covers Franklin, Johnston and Wake counties.

Wake County Human Services (WCHS) issues an RFP every three years and will again in FY2010-11. An RFP was issued in FY 2008-09 because Wake County chose not to renew the contract for two sponsors that had been originally funded in FY2006-07. One sponsor went out of business and one is a consortium that will soon be dismantled. There are carryover funds because of not renewing the contracts as well as another sponsor changing the operations of a program. The carryover funds will be distributed through an RFP process in hope of assisting a sponsor agency in acquiring housing for persons with HIV/AIDS. Another change in the HOPWA program for FY2010-2011 is that Wake County will use HOPWA funds for tenant-based rental assistance through the County's HIV/AIDS clinic and assistance program, Under One Roof.

Wake County expects to receive \$721,566 in HOPWA funds for FY 2010. WCHS will focus its FY2009 HOPWA funds in three key areas to reduce the risks of homelessness and improve access to health care among persons with HIV/AIDS. The areas include activities that promote long-term housing options, including tenant based rental assistance and facility based housing; short-term housing, rent, mortgage and utility payments to prevent homelessness; and support services that help participants maintain stable housing.

According to the 2007 North Carolina HIV/AIDS Surveillance report by the N.C. HIV/STD Prevention and Care Branch, there are 2,657 people in Wake, Franklin and Johnson counties who are living with HIV/AIDS.

Revenue

HOPWA Grant	\$ 721,566
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Expenditures

Wake County Administration	\$ 21,647
Alliance of AIDS Services-Carolina	\$ 176,609
C-BLAC	\$ 56,457
Johnston County Tenant-based Rental Assistance	\$ 55,800
Wake County Tenant-based Rental Assistance	\$ 411,053
Total	\$ 721,566

HOPWA EXPENDITURES

A. Wake County Administration

Three percent of the funding (\$21,647) will support grantee administrative functions.

B. Alliance of AIDS Services-Carolina

\$176,609 is budgeted for the Alliance of AIDS Services-Carolina. The funds will be used for: five tenant-based rental assistance vouchers for use in Wake County, 107 households who need short-term rent, mortgage or utility assistance in Wake, Johnston and Franklin counties; operating costs for a shared supportive housing residence for persons with HIV/AIDS; and housing case management services to 30 households in Wake and Johnston counties.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Availability/accessibility for the purpose of providing decent affordable housing

Indicator: Number of persons assisted with rental assistance, short-term housing assistance, access to supportive housing, and housing case management services: 142

C. C-BLAC, Inc.

\$56,457 is budgeted for C-BLAC to serve up to nine people in facility-based housing and up to 50 people with adult daycare personal services. Funds will go to pay for operations of the facility-based housing and for salary and benefits for the staff at the adult daycare program.

Performance Management and Measurement

1. Objective: Decent Housing

Outcome: Availability/accessibility for the purpose of providing decent affordable housing

Indicator: Number of persons assisted with rental assistance and case management services: 9

2. Objective: Create suitable living environments

Outcome: Availability/accessibility for the purpose of suitable living environments

Indicator: Number of persons assisted with adult daycare personal services: 50

D. Johnston County Tenant-based Rental Assistance

\$55,800 is budgeted for 20 tenant-based rental assistance vouchers in Johnston County for households with a family member with HIV/AIDS. Alliance of AIDS Services-Carolina provides case management services to those households.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Availability/accessibility for the purpose of providing decent affordable housing

Indicator: Number of persons assisted with rental assistance: 20

E. Wake County Tenant-based Rental Assistance

\$411,053 is budgeted for Wake County to provide 50 tenant-based rental assistance vouchers for households with a family member with HIV/AIDS. Case management services will be provided by Wake County's HIV/AIDS case managers at Under One Roof. \$50,000 will go to fund expanded housing and case management services for up to 30 households in Franklin and Johnston counties.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Availability/accessibility for the purpose of providing decent affordable housing

Indicator: Number of persons assisted with rental assistance: 80

Monitoring Standards

As the grantee, Wake County Human Services is required by the funder to monitor the programmatic and fiscal responsibilities of all HOPWA Project Sponsors. Based on the contractual agreement, the scope of work of each Sponsor's contract outlines the performance monitoring measures for HOPWA Project Sponsors. This includes the following:

- Submission of quarterly reports detailing program activities
- Attendance at mandatory meetings
- Regular site visits to the agency
- Review of monthly expenditures

PART 5 – EMERGENCY SHELTER GRANT

Wake County is the entitlement for the Emergency Shelter Grant (ESG) funds. The County will use ESG funds to assist in the operation of the South Wilmington Street Center, a 234-bed emergency and transitional shelter that assists single adult men who are homeless in Wake County. Services are offered at the center strives to assist the men in becoming self-sufficient. It is expected that the center will serve more than 2,000 different men through the 2010-2011 fiscal year.

Revenue

ESG Grant	\$ 107,655
Match	\$ 107,655
Total	\$ 215,310

Expenditures

Supplies	\$ 62,812
Prepared meals	\$ 152,498
Total	\$ 215,310

ESG EXPENDITURES

A. Supplies

\$62,812 in ESG funds is budgeted for the purchase of paper goods and cleaning supplies to support the operation of the South Wilmington Street Center. The supplies enable Wake County to serve the over 2,000 homeless men that access the Center's services annually.

B. Prepared Meals

\$152,498 in ESG funds is budgeted to pay for a portion of the contract with Canteen, Inc. to provide daily meals and kitchen management at the South Wilmington Street Center. The shelter provides breakfast and dinner for its guests.

Performance Management and Measurement

Objective: Decent Housing

Outcome: Accessibility for the purpose of providing decent affordable housing

Indicator: Number of homeless persons given overnight shelter: 2,000

CITIZEN PARTICIPATION

Wake County's public participation process for development of the **2010-2015 Consolidated Plan** included two public hearings and nine community/town meetings throughout Wake County's entitlement towns. Each public hearing was advertised for the required time in three local newspapers, including two minority publications. For the community/town meetings, each town planner used a variety of advertising sources including notices in town halls, at neighborhood group meetings, on their town websites and in local newspapers. The Priority Populations and Projects for the Plan as well as five-year CDBG projects were all determined by feedback received at these 12 meetings.

The first public hearing was held at the Wake County Board of Commissioners Meeting on Feb.15, 2010. Comments included:

- The three priorities of the *Raleigh/Wake County 10-Year to End Homelessness* are:
 - Provision of affordable rental housing for low-income, homeless, and special needs populations
 - New construction and new programs for housing vouchers
 - Increased case management at different levels
- Focus is on individuals making less than 40% AMI – Catholic Charities receives several calls a week from people looking for housing
- Many working poor need vouchers – these are folks who are cleaning our schools and serving in our restaurants
- Recommendation that Wake County Commissioners continue support for less than 40% AMI
- Continue assistance for qualified homebuyers, housing counseling and down payment assistance
- Continue Priority 1 Status for people with disabilities and the homeless
- Rental assistance is needed because a wage of \$13.75 per hour is required to meet fair market rent, and this is high above minimum wage
- Focus on less than 50% AMI
- Rental development
- Supportive Housing
- Affordable rental housing for extremely low-income (less than 40% AMI)
- Case management and supportive housing
- Continue support for nonprofits who are in partnership with Wake County
- The Town of Zebulon would like future CDGB funds because they have a high percentage of affordable housing and need services for these populations. It is in need of a building for the Boys and Girls Club, which is currently operating out of a trailer that is over capacity. They have a site picked out and would also like a sidewalk to this site.
- The Town of Knightdale has some CDBG fund needs for connectivity: sidewalks and a greenway to connect Knightdale to Raleigh
- The Town of Wendell requests \$800,000 over two-years to help build a Senior Center in Wendell

- The current East Wake Senior Center is not sufficient for the area's growth – it serves 270 seniors from Wendell, Knightdale and Zebulon
- Wendell leads Wake County with amount of subsidized affordable housing
- A new, 12,000 square-foot senior center would be next to the existing community center to offer additional other recreational opportunities

The second public hearing for the 2010-2015 Consolidated Plan was held at the Wake County Human Services Board Meeting on Feb. 25, 2010. Comments included:

- Keep the focus on residents with 40% AMI and below
- Do some homeownership assistance for first time homebuyers
- Provide rental assistance (i.e., at Lennox Chase people are having a hard time in this economy)
- Keep priority at 40% AMI and below
- Emphasize assistance on people with special needs and disabilities
- Continue providing supportive housing to stabilize people so they can contribute to society
- Focus on affordable rental housing for extremely low-income and homeless:
 - New construction and vouchers (subsidies)
- Continued case management and supportive housing
- Continue supporting DHIC and CASA to help people remain in the community rather than institutions
- Pay attention to linking housing with transit
- How can residents of public housing speak out about their needs?
 - Raleigh Housing Authority was consulted and Wake County staff was informed of monthly Resident Council meetings at the public housing complexes. People with Section 8 vouchers are not organized into resident councils because they live independently
- Assist ex-offenders:
 - They lack of income and often few ties for networking in the community
 - It is sometimes easier for ex-offenders to purchase a home rather than rent – can the County create a homeownership program for ex-offenders?
- Focus on elderly housing, especially for parents of people with disabilities
- Provide employment opportunities and job training for our South Wilmington Street Center clients in the construction field with the contractors for developers receiving our affordable housing subsidies.
 - Reference to the Builders of Hope model

Community/Town meetings for the Consolidated Plan were held at the following:

February 17, 2010	Town of Knightdale Town Council, Knightdale
February 22, 2010	Town of Wendell, Board of Commissioners, Wendell
March 1, 2010	Wake Forest Community Meeting, Wake Forest
March 4, 2010	Morrisville Community Meeting, Morrisville
March 4, 2010	Wake County Human Services Northern Regional Center, Wake Forest
March 8, 2010	Rolesville Community Meeting, Rolesville
March 11, 2010	Zebulon Community Meeting, Zebulon
March 16, 2010	Fuquay- Varina Community Meeting, Fuquay-Varina
March 18, 2010	Apex Community Meeting, Apex

The following list identifies all meetings held with interested parties, and includes the list above. All ideas heard were considered for incorporation into the Consolidated Plan:

December 9, 2009	Wake County Human Services - HIV/AIDS
December 10, 2009	Wake County Human Services –Adult Mental Health
December 11, 2009	Wake County Human Services –Child Welfare
January 26, 2010	Wake County Human Services – Disabled and Elderly Emergency Assistance
January 26, 2010	Wake County Human Services – Women, Infants, and Children
January 26, 2010	Capital Area Workforce Development
January 27, 2010	Partnership to End Homelessness Housing Team, Raleigh
January 29, 2010	Wake County Human Services – Adult Services
January 29, 2009	Wake County Human Services – Employment and Vocational Services
February 3, 2010	Homeless Working Group, Raleigh
February 9, 2010	Partnership to End Homelessness - Members, Raleigh
February 11, 2010	Partnership to End Homelessness – Board of Dir., Raleigh
February 16, 2010	Local Management Entity Service Providers, Raleigh
February 17, 2010	Town of Knightdale Town Council, Knightdale
February 18, 2010	Wake County Human Services Board Housing Committee, Raleigh
February 22, 2010	Town of Wendell, Board of Commissioners, Wendell
February 25, 2010	Raleigh Housing Authority, Raleigh
February 25, 2010	Housing Authority of the County of Wake, Zebulon
March 1, 2010	Wake Forest Community Meeting, Wake Forest
March 4, 2010	Morrisville Community Meeting, Morrisville
March 4, 2010	Wake County Human Services Northern Regional Center, Wake Forest
March 8, 2010	Rolesville Community Meeting, Rolesville
March 11, 2010	Zebulon Community Meeting, Zebulon
March 16, 2010	Fuquay- Varina Community Meeting, Fuquay-Varina
March 18, 2010	Apex Community Meeting, Apex
March 26, 2010	Wake County Human Services- Supportive Housing
April 7, 2010	Lennox Chase Tenants Meeting and Advisory Council
May 12, 2010	Triangle J Council of Governments

The following comments were received during the public comment period:

From: Mr. William Buisch
Morrisville, NC

To: Emily Fischbein

Emily Fischbein,

Just a note to thank you again for coming to Morrisville on March 4, 2010 for our comments. In reviewing the 2010 -2015 Consolidated plan which asks for comments by May 2, 2010, pages 88 and on are basically blank and I am concerned that I may be missing some important information. Please advise.

Secondly, I have not noted any references to the items the town of Morrisville asked for inclusion as their priorities for this document and program initiatives. Maybe I am missing something.

Thirdly, I am again concerned when I reference home revitalization for low income individuals 41 to 50% median income as well as for the assistance noted for seniors. Note the tables that reference low income folks in Morrisville and yet no reference of helping the low income in Morrisville. Only assistance for road work on Barbee and Church Streets. This is difficult to accept considering the lack of interest or support for the seniors in low income housing built by Jag, Incorporated listed as one of your partners and yet no help for the leaking roofs because the homes are townhouses. Now we are in a apparent lose/lose situation where these seniors haven't been able to work out the finances. It seems to be arbitrary where Wake County supports other homeowners in the county in the same income levels owning a home and also support JAG as a partner in this work (Jag still owns the common land in Huntington Park) leaving the Homeowners in a fix while Wake County abandons them by their own initiative/policy and not that of Housing and Urban Development Funds. Furthermore, I wonder if JAG is receiving assistance for and including Huntington Park, Morrisville, NC as a possible reference point either generally or specifically. Maybe we just don't know how to word our inquires properly.

With all Respect and recognizing the difficulty of managing such a complex program, we do ask that the 2010 -2015 Consolidated Plan document reference our Town of Morrisville's priority requests and ask for your advice and counsel in this regard of such concern so we do not destroy the possibility of these seniors living the rest of their lives with security and safety.

With Best Regards,

"Bill"
William W. Buisch
Morrisville, NC 27560

Wake County's Response
April 27, 2010

William W. Buisch
Morrisville, NC 27560

Dear Mr. Buisch,

Thank you for submitting comments on Wake County's 2010-2015 Draft Consolidated Plan.

The pages after page 88 in the Draft Plan were intentionally left blank as placeholders for the required attachments that will be sent to the Department of Housing and Urban Development as components of the final Consolidated Plan.

Regarding your concern, funding homeowner association deficits in accounts did not emerge as a consensus priority at community meetings held for the Consolidated Plan. As such, it is not at present a priority for the expenditure of CDBG funds, due to limited funding.

Once again, thank you for your comments.

Sincerely,

Emily Fischbein
Community Development Planner
Wake County Human Services

ATTACHMENT 1 – CONSOLIDATED PLAN CERTIFICATIONS

**ATTACHMENT 2 – QUESTIONNAIRE for HUD’S
INITIATIVE on REMOVAL OF REGULATORY BARRIERS**

ATTACHMENT 3 – WAKE COUNTY DISCHARGE POLICY

Foster Care:

The N.C. Children's Policy Review Committee, within the Department of Health and Human Services Division of Social Services, has developed protocols for Transitional Living Plans for youth being discharged from the foster care systems. Social workers are charged with intentionally creating and/or allowing opportunities for youth to experience growth-enhancing interactions with the community. Components of these protocols include the requirement that each youth will have a *stable place to live upon discharge*, with a primary *and* backup discharge plan to minimize the likelihood of homelessness resulting from a disrupted plan. Services should also ensure that youth have sufficient economic resources to meet daily living needs, have obtained academic or vocational/educational goals, have a positive personal support system, are avoiding high risk behaviors, postponing parenthood until financially and emotionally prepared, and have access to physical, dental and mental health services.

Health Care:

Almost every hospital in North Carolina and all of the hospitals in Wake County is accredited by the Joint Commission on Accreditation of Healthcare Organizations. The Accreditation process requires that hospitals establish procedures to address the needs for continuing care, treatment and services after discharge or transfer from the hospital. When patients are transferred or discharged, appropriate information related to the care, treatment, and services provided is exchanged with the other service providers. In order to facilitate discharge or transfer, the hospital assesses the patient's needs, plans for discharge or transfer, facilitates the discharge or transfer, and helps to ensure that the continuity of care, treatment and services is maintained. In addition, hospitals that receive Medicare reimbursements must comply with discharge planning requirements that include a written discharge planning process that reveals a thorough, clear, comprehensive process that is understood by hospital staff. The hospital must also identify at an early stage of hospitalization all patients who are likely to suffer adverse health consequences upon discharge if there is no adequate discharge planning.

Mental Health:

Requirements for discharge planning for individuals in state psychiatric hospitals and alcohol and drug abuse treatment centers (ADATCs) have been codified in administrative code (10A NCAC 28F .0209). Each facility and community program must develop a process for coordination and continuity of care for patients, particularly around treatment issues and issues related to discharge planning and community care. The facility, community program, and individual must collaborate on the development of a discharge plan for each individual leaving a facility. All individuals discharged have, at a minimum, intake appointments scheduled for community services prior to discharge. The community program's success at engaging individuals following discharge is monitored by the Division of Mental Health, Developmental Disabilities and Substance Abuse Services on a quarterly basis. Additional policies related to individuals with long term hospitalizations (30+ day hospitalization or discharge from a long term unit) prohibit placement in shelters or other homeless conditions.

Corrections:

Under the guidance and support of the Secretary of Corrections, there is now shared responsibility between the 3 branches of N.C. Department of Correction (DOC), other state level agencies, and the community for the incarcerated community member. The Division of Prisons has a computerized system of tracking aftercare planning in health services which will guarantee the appropriate staff has universal access to plans in progress at all times and will afford management the opportunity to review for quality those plans as well as gather data for future planning of service provision. For offenders with mental illness, DOC uses a multi-staff multi disciplinary team approach to aftercare, in which the case manager, mental health social worker, and probation/parole officer assure that the released inmate has a viable, appropriate, sustainable home plan as well as a focus towards acquisition of sustainable employment providing a livable, working wage. The mental health social worker also coordinates provision of services by the local mental health/developmental disabilities/substance abuse provider, or medical provider in cases of the medically needy inmate, as well as a full range of community service providers at the local , state and federal level, accessing benefits for those in need and insuring follow-up health care post release for those inmates identified as seriously and persistently mentally ill or medically needy.

ATTACHMENT 4 – CITIZEN PARTICIPATION PLAN

This citizen participation plan sets forth Wake County's procedures for citizen participation from FY 2010-2015 in accordance with 24 CFR 91.105. The purpose of this plan is to establish strategies to provide for and encourage citizen participation in the development of:

1. The consolidated plan;
2. Any substantial amendments to the consolidated plan;
3. The performance report.

The citizen participation plan is designed to encourage participation by low- and moderate-income persons, particularly those living in slum and blighted areas where CDBG and HOME funds are proposed for use. Participation of all residents, including minorities, non-English speaking persons, and persons with disabilities, is encouraged.

Public Comment on Citizen Participation Plan

The citizen participation plan is a component of the 2010 Consolidated Plan, and follows the same public comment period.

Public Comment on Substantial Amendments

Substantial amendments to the consolidated plan will be drafted by County staff and will be made available for public comment. Notice of the proposed change will be posted in area newspapers thirty (30) days prior to adoption of the amendment. Wake County will consider any comments or views of citizens received in writing or orally. A summary of these comments or views will be attached to the amendment. All amendments to the Consolidated Plan will go to the Wake County Board of Commissioners for approval.

Consolidated Plan Citizen Participation

Wake County will involve the public in the development of the Consolidated Plan by holding a minimum of one public hearing at a regularly scheduled Human Services Board meeting. Wake County will encourage participation by all residents including minorities and low-and moderate-income persons by:

- Publishing notice in local newspapers;
- Encouraging town employees to notify residents;
- Contacting community groups;
- Distributing flyers.

Wake County also will conduct meetings with citizen groups, service providers and Human Services clients. All meetings will be held in facilities accessible to persons with disabilities. Wake County will make every effort to accommodate non-English speaking persons who want to participate in the planning process.

Before Wake County adopts the consolidated plan, a draft will be made available to citizens, public agencies, and other interested parties. This draft will include:

- The amount of funding Wake County expects to receive (grant funds and program income);
- The proposed activities to be undertaken;
- The number of low- and moderate-income persons that will benefit from each activity.

Wake County will make a draft of the consolidated plan available to the public for a thirty (30)-day period. Notice of the availability of the draft plan will be placed in local newspapers. This public notice will include a summary of the proposed Consolidated Plan.

Citizens may comment on the draft plan at the public hearing or at any time during the 30-day period. The plan will be available in participating town halls, the Wake County Office Building, posted on the Wake County website and available via e-mail. Free copies will be available to citizens upon request. Wake County will consider any comments or views of citizens received in writing or orally in preparing the final consolidated plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons for that, shall be attached to the final Consolidated Plan. The Wake County Board of Commissioners approves the final Consolidated Plan.

Wake County will provide a copy of the Consolidated Plan to the local housing authority. This information will assist the housing authority with its annual public hearing required under the Comprehensive Grant program.

Anti-Displacement

Before obligating or expending funds that will directly result in the demolition or conversion of dwelling units affordable to low- and moderate-income persons, Wake County will make the following information available to the public:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than low- and moderate-income dwelling units as a direct result of the assisted activity;
3. A schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of the replacement dwelling units; and,
6. The basis for concluding that each replacement dwelling unit will remain a low- and moderate-income dwelling unit for at least ten (10) years from the date of initial occupancy.

Notice of availability will be published in area newspapers. The information will be available in participating town halls and the Wake County Office Building for a period of thirty (30) days. Wake County will consider any comments or views of citizens received in writing or orally.

Amendments to the Consolidated Plan

Wake County must substantially amend the Consolidated Plan when:

- It decides not to carry out an activity described in the plan;
- It decides to carry out an activity not described in the plan;
- It substantially changes the purpose, scope, location or beneficiaries of an activity.

Before substantially amending the Consolidated Plan, Wake County will allow citizens to comment on the proposed amendment for a period of thirty (30) days. Notice of availability will be published in local newspapers. The proposed amendment will be available for review in the Wake County Office Building. Wake County will consider all comments and views of citizens received in writing or orally in preparing the substantial amendment of the consolidated plan. A summary of these comments or views and a summary of any comments or views not accepted and the reasons therefore shall be attached to the substantial amendment of the Consolidated Plan. The Wake County Board of Commissioners will approve any substantial amendment to the Consolidated Plan.

Performance Reports

Wake County will publish notice of availability of the consolidated annual performance report in local newspapers. The report will be available for review in the Wake County Office Building. Citizens have a period of fifteen (15) days to comment on the annual performance report. Wake County will consider all comments and views of citizens received in writing or orally in preparing the performance report. A summary of these comments or views shall be attached to the performance report.

Public Hearings

Wake County will hold at least two public hearings each year to obtain citizens' views and to respond to proposals and questions. One public hearing will be conducted during the development of the Consolidated Plan or Action Plan, before the plan is published for comment. The other public hearing will be held at a different stage of the program year. The purpose of these public hearings is to address housing and community development needs, development of proposed activities, and review public performance.

Wake County will post notice of public hearings in local newspapers a minimum of fourteen (14) days before the scheduled meeting. This notice will contain information sufficient to permit informed public comment. For maximum attendance, public hearings will be held at times and in facilities convenient to potential and actual program beneficiaries. All facilities will be accessible to persons with disabilities. Wake County will accommodate non-English speaking residents through the use of translators, where available. When necessary, Wake County will provide transportation for residents to public hearings.

Public Availability

The Consolidated Plan, substantial amendments and the performance report are available to the public. A copy of each document is on file at the Wake County Office Building, 336 Fayetteville Street, 4th Floor, Suite 448, Raleigh, NC 27602. The Wake County Office Building is accessible to persons with disabilities. Upon request, copies of documents will be made available to persons who cannot access one of the pertinent facilities.

Access to Records

Information used to develop the Consolidated Plan is available for public review. Residents may access these records for the current year and the preceding five (5) years at the Wake County Office Building, 336 Fayetteville Street, 4th Floor, Suite 448 Raleigh, NC 27602, phone (919) 856-5689.

Technical Assistance

Technical assistance will be provided, upon request, to groups that are representative of persons of low- and moderate-income for the development of proposals for funding assistance for programs covered by the consolidated plan.

Complaints

Citizens have the opportunity to register formal complaints regarding the Consolidated Plan, substantial amendments and performance report. All complaints should be submitted to the Wake County Community Development Director, Wake County Office Building, 336 Fayetteville Street, 4th Floor, Suite 448, Raleigh, NC 27602. Wake County will respond to complaints, in writing, within fifteen (15) days of receipt.

ATTACHMENT 5 – FORMS



www.WakeGov.com